

COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF GRANT May 2005

This plan was assembled through the cooperative efforts of the Town Board, Plan Commission and concerned citizens of the Township of Grant.

Town Board Members

Richard Johnson, Chair
Donald Berg, Supervisor
David Larson, Supervisor

Plan Commission Members

Bruce Winget, Chair
Mark Dietsche
Brian Johnson
Michael Werner
Alan Sonnenberg

* Richard Thomas served from 2002-2004

Table of Contents	
ISSUES AND OPPORTUNITIES	3
HOUSING	11
TRANSPORTATION	16
UTILITIES AND COMMUNITY FACILITIES	20
NATURAL RESOURCES	24
AGRICULTURE	28
ECONOMIC DEVELOPMENT	29
INTERGOVERNMENTAL COOPERATION	33
LAND USE	35
IMPLEMENTATION	37
GOALS AND OBJECTIVES	40
APPENDIX A	
SUMMARY OF CITIZEN OPINION SURVEY	42
RECOMMENDED GOALS AND OBJECTIVES	47
APPENDIX B	
NATURAL RESOURCES RECOMMENDATIONS	48
COMMITTEE RECOMMENDATIONS	53
APPENDIX C	
AGRICULTURE AND NATURAL RESOURCES SURVEY RESULTS	55
ECONOMIC DEVELOPMENT SURVEY RESULTS	58
APPENDIX D	
MAPS	60

ISSUES AND OPPORTUNITIES

History

The Town of Red Cedar was organized in December, 1860 and included, in addition to the present Town of Red Cedar, the towns of Wilson, Sand Creek, Otter Creek, Grant, and Colfax.

The Town of Grant was set off from the Town of Red Cedar on December 26, 1866. Its territory included what are now the towns of Grant, Sand Creek, and Wilson. Sand Creek was set off on November 16, 1876, Wilson in 1886, and Otter Creek on November 16, 1877. Grant was designated as Township 30, range 11. There were 38.8 miles of road to maintain. By 1980 most of them were black-topped.

The Red Cedar River flows south through the center of the Township. It was used by lumber companies to send logs to the saw mills. A receipt was found stating that Ben Bjornson was paid on April 15, 1889 for washing the school house floor after an election, so the Town Hall must have been used as a schoolhouse.

The first town hall was built near the Red Cedar River, where the park is now located. It was a small log cabin. Parts of the foundation still remain. It was purchased by a farmer and moved from that location because of high waters. Around 1892, the Town decided to build a new town hall on higher ground. According to receipts found in the town hall, one half of the present building was built between 1892 and 1894. The receipts were lumber bills from Knapp, Stout and Company, a large lumber company in this area at that time, located in Menomonie.

On September 29, 1934 a meeting was held to discuss enlarging the town hall. The back one-half was added in 1935, built by the W.P.A.

In 1867, W.W. Winterbotham, Clerk of the Board of Supervisors for Dunn County, apportioned the amount of taxes to the Town of Grant for that year as follows: State Tax \$121.34; County Tax \$237.34; County School Tax \$20.00; and County Superintendent Tax \$9.99. Some of the names of taxpayers: Hansen; See; Bronken; and Tollofson.

In 1983, with a population of 431, the amount of taxes apportioned to the Town of Grant were as follows: State Tax \$3,186.49; County Tax \$67,986.72; Town Tax \$35,000.00; School Tax \$264,788.55. Some of the names of taxpayers in 1983 were Buchner; Johnson; Olson; Schindler; and Winget.

A school census of 1871 for District No. 3, Town of Grant, shows 34 adults and 39 children. The teacher received \$153.00 for that year. There were five schools before consolidation.

Some of the schools in the Town of Grant in 1927:

Popple Creek. The first school, built in 1874, was a log school. A frame schoolhouse was built in 1886. In 1936 a wood frame school was built by the W.P.A. The total cost was \$5,463.34. The school was closed in 1961. A few of the teachers were Maude Winget, Laura Beyrer, and Neil Crosby.

Riverview. Still in existence, it has been remodeled, and it is used as a residence. It is located on County Trunk W and is owned by Frank Hart. Hazel Lee was a teacher at the school.

Twin Valley. This school sat on land now owned by Donald Berg. John Gunderson and Selmer Teppen helped build the school. Stan Andrews tore the school down for the lumber about 1956. Some of the teachers were Avilda Scheidecker, Harold Hendrickson, Ellen Isakson, and Neil Crosby.

Valley Glen. It is still in existence. Remodeled and located on County Trunk M, it is the residence of Thelma Johnson, the owner. The teachers were Jewel Sylte, Millie Hilson, Sena Jenson, and Nellie Taylor.

Trout Creek School was located on land now owned by David Sarauer. The school was sold to Olaf Bjerkness and moved to his farm on County Trunk M. In summer time the school was used by some Norwegians for bible studies. The teachers were Dagney Peterson, Alice Thorud, Millie Hilson, and Mitelda Albert.

There were three other schools located just over the town line: Model School in Otter Creek, Running Valley in Colfax, and Fox Settlement, in Sand Creek Township.

In 1867 the Town Board set up three legal posting places so all residents could be notified of any town meeting and any legal matters. But the three places disappeared from memory over the years. In 1893 they were discovered again in a document stating that the legal notice was to be posted at #1. East end of the 22 Mile Bridge; #2. Larson's Corner; #3. Lot 6, section 6, near August Abraham's.

Since 1866 three bridges have been built. In 1887 the first was made of planking, which had to be replaced nearly every year because of high water. The second was built in 1905. That bridge was an over-head trestle, which stood until 1960. A new bridge was built about one-half miles north of the old bridge.

In 1933 there were 11,298 acres under plow with 136 barns. In 1983 there were 16,329 acres of agricultural Number 1 land under plow and 136 barns. There were 682 acres of swamp and waste, 65 acres of residential, and 5,807 acres of forest. In 1970 there were 75 farms with dairy cattle, 10 farms with sheep, and 16 farms with swine.

In 1975 there were 78 farms with dairy cattle, 7 farms with sheep, and 12 farms with swine.

In 1980 there were 61 farms with dairy cattle, 2 farms with sheep, and 9 farms with swine.

In 2002 there were only 17 farms with dairy cattle.

In 1980 there were 1016 parcels and 154 improvements, and 23,568.31 acres. The Town contains 36.9 square miles.

A new Town shop was built in 1973. It is a pole shed to house the truck, tractor, and grader. It also contains a workshop for repairs and maintenance. A new tractor and loader were purchased in 1975, a new truck in 1976, and a new caterpillar grader in 1978. In 1976 the Town also purchased land, from Hjalmar Hagberg, to be used as a gravel pit.

In the mid-1940s farmers were growing peas. They contracted with the Friday Canning Company of New Richmond. Portable threshers were brought in to thresh the peas. The peas were then trucked to the canning company, and the vines were used by farmers to feed their cattle. Some of the farms where the threshers were employed were the Beyrer, Dietsche, and Danielson farms. Some of the threshers were German prisoners brought in from a prison camp south of Barron.

In the 1940s and 1950s a lot of tobacco was grown in the Township. Farmers were given a government allotment, usually 3, 4, or 5 acres. Some of the farmers growing tobacco were Danielson, Kragness, Sundby, and Higbie. Tobacco was planted, cut, dried, stripped, and baled. It was then hauled by truck to Westby and Sparta. Some of the drying sheds could still be seen in the 1960s.

There are two churches in the Town. St. John's Evangelical Lutheran started with services in private homes in 1864. The church was built in 1914. Holden Lutheran was organized in 1864, and the church was built in 1876.

Land use and zoning were not much of an issue for the town of Grant for most of its history since virtually everyone who lived here farmed. However, a number of factors came together in the latter part of the twentieth century to begin to change this dynamic. The number of individuals engaged in agriculture began to decline and farms were consolidated into larger operations. People began to migrate from municipalities to the outlying rural areas. The growing property tax burden on farmers became an issue.

In 1981 the township voted to adopt exclusive AG 1 zoning. This accomplished two goals. It allowed farmers to access farmland preservation tax credits without having to enter into complicated farm plans. It also placed a restriction on minimum lot sizes in the township (35 acres). This prevented wholesale development of the township, thus allowing Grant to maintain its rural character and to protect the Red Cedar River, which flows south through the center of the Township.

In 2002, in response to the Smart Growth initiative from the State of Wisconsin, the Town board appointed a planning commission. This commission was charged with the task of gathering information about land use issues within the township. It is also responsible, by May of 2005, for developing a land use plan for the township based on information gathered from the citizens. The first meeting of the Town of Grant Plan Commission was held on September of 2002, and the process has begun.

Policies

Document public participation

Identify key issues and opportunities that the plan revolves around

Research selected trends in the local economy and demographics

Generate population projections

Selected Survey Results

The majority of respondents (83.7%) believe prime farmland should be preserved for agricultural purposes. 62.9% do not want corporate/factory style farms to locate in the township. A slim majority (55.6%) believes there should be a limit on the number of animal units per farm

69.1% of the respondents indicate that farmers should be able to sell their farmland for purposes other than farming. However, 52.8% do not want to see agricultural land used for residential housing purposes, and 63.5% do not want to see it used for commercial/industrial purposes.

Less than 40% of the respondents believe more single family housing is needed in the township. The citizens are split almost evenly as to whether there are too many mobile homes in Grant. Also, 71.9% of the citizens believe there should be an ordinance regulating minimum housing standards.

The predominant minimum lot size for housing desired by the residents of the Town of Grant is 35 acres. 64.6% of the respondents believe this preserves the rural character of the township. 60.1% believe current zoning serves Grant well. Of those responding a large majority (82.6%) believe the Red Cedar River should be protected from development. 57.9% of citizens do not believe existing land use regulations have a negative impact on the value of their property, while 59.6% do not want to see more restrictive land use regulations. However, 55.6% do not want to see regulations relaxed so development can respond more freely to market conditions. Of the respondents, 76.4% believe land use regulations should emphasize preserving the rural and agricultural character of the Town of Grant. Interestingly, respondents were split almost evenly (42.7% yes and 49.4% no) as to whether landowners should be allowed to sell their land to whomever they see fit, regardless of how the land will be used.

Of the citizens surveyed, 74.2% believe trees and open spaces to be more important than neighboring houses, and 80.3% agree it is important to preserve woodlands and environmentally sensitive areas in the Town of Grant. 60.7% of the respondents do not want to see commercial open pit mining (gravel pits), salvage or junkyards (76.4%) allowed to operate in the Town of Grant. If business/commercial development or agri-business development were to be allowed, it should be restricted to designated areas.

Currently, the majority of citizens do not believe there is a problem with ground water contamination (66.3%) or pollution of the river or streams (56.2%) in the Town of Grant.

Introduction

It was the responsibility of the Plan Commission to learn about past community changes, changes likely to occur in the future, community likes and dislikes and to define what residents want the community to become. It studied supporting information and evaluated Township needs. Community participation in this process included a survey, visioning sessions and open houses. The Plan Commission is charged with the responsibility for making recommendations to the Town Board to ensure that implementation of the plan is consistent with the goals and objectives. Based on its findings, this plan makes recommendations to the Town Board regarding appropriate actions necessary to address protecting/preserving valuable Township characteristics.

Key Issues, Opportunities, and Conflicts

While the largest number of respondents (77) chose 35 acres as the minimum lot size for single family homes in the township, the remainder (86) split their preference between 1 acre (12), 3 acres (15), 5 acres (40), and 10 acres (19). This issue could be a source of conflict in the future. The challenge will be to develop a land use plan that is fair to all.

Another important issue is the identification and protection of prime farmland. Again, the challenge here, along with maintaining certain minimum lot sizes, is to maintain the rural character of the township.

Protecting the Red Cedar River from development is an important issue with the citizens of the Town of Grant. As people migrate from the population centers to the rural areas pressure may mount from those interested in maximizing housing development along the banks of the Red Cedar. To avoid such conflicts it is important for the town to be consistent in requiring 35 acre minimum lot sizes for new dwellings and to promote building site locations which have the least impact on the river and surroundings. Non-metallic mining represents an apparent conflict with the wishes of the citizens responding to the land use survey. The town wishes to follow the direction of these citizens by discouraging such activity within the township.

Socioeconomic Profile

Note: unless otherwise noted US Census data is the source of data and information.

Population Changes

Unit of Government	1950	1960	1970	1980	1990	2000
Grant	484	464	455	443	412	426

During the last fifty years the Town of Grant has seen a population decline of 58 residents. There were 484 residents in 1950 and 426 in 2000. In 1970 the population reached a low of 455. In the next ten years there was a rebound to 443. By 1990 there was a decrease again to 412. That number increased to 426 by 2000. The population change from 1990 to 2000 represents an increase of 3.29%. This compares to an 11% increase in the population of Dunn County and a 9.65% increase in the State's population during the same period.

In 1997 the population density in the township was 11 per square mile. By the year 2000 this had increased slightly to 11.6. The Town of Grant has the second lowest population density in the County. When developing a land use plan, planners will have to develop an acceptable population density if one of the goals is to preserve the rural character of the township. Increasing population density may put development pressure on the Red Cedar River corridor and on the road system.

West Central Regional Planning projects that the township may increase to 482 by 2010 and 523 by 2020. This would represent an increase in population density to 12.62 by 2010 and to 13.93 by 2020. The 2020 figure would compare with the density figures of Hay River (14), Sheridan (13), Weston (13), and Wilson (14) from 1997.

Under the current land use practices in the Town of Grant population growth and hence population density seems to be controlled. What the future holds will be affected by whatever land use plan is adopted.

Population Projections Wisconsin Department of Administration (DOA)

Unit of Government	Census			Projection				
	1980	1990	2000	2005	2010	2015	2020	2025
Grant	443	412	426	436	442	445	452	461

Population and Household Comparison

Town of Grant	1990	2000
Population	412	426
Households	134	147
Household size	3.07	2.90

Households By type

	Town of Grant		Dunn County	
	Number	Percent	Number	Percent
Total number of households	147	100	14,337	100
Family households	116	78.9	9,265	64.6
With children under 18 years	54	36.7	4,496	31.4
Married couples	106	72.1	7,754	54.1
With children under 18 years	50	34	3,527	24.6
Female head of household	5	3.4	993	6.9
Males				

With children under 18 years	3	2	666	4.6
Non-family household	31	21.1	5,072	35.4
Householder living alone	25	17	3,500	24.4
Householder 65 years & older	8	5.4	1,286	9.0

Household by Type

The majority of households are family households (78.9%). This is almost identical to the 1990 percentage. Married couple family households accounted for 72.1% of households in the township, 4% less than in 1990. Female householders were up 3.4%. The percentage of married couple households with children under 18 decreased by 10%.

The average household size was 2.9. The average family size was 3.27. One could conclude that over the last ten years the families in the married couple households have come to the point where the children are coming of age to leave the nest.

Gender and Age

	Town of Grant		Dunn County 2000	
Total Population	426		39,858	
Subject			Number	Percent
Male	226	53.1	20,094	50.4
Female	200	46.9	19,764	49.6
Under age 5	29	6.8	2,285	5.7
5-19 years	200	23.5	9,434	23.7
20-34 years	70	16.4	10,313	25.9
35-64 years	191	44.8	13,351	33.5
65 years & older	36	8.5	4,475	11.2

Median age	37.8	30.6
------------	------	------

The township population has slightly more men than women, while the county is more evenly split. By age, the township and county seem to have the same distribution..

The ratio of males to females residing in the township remained fairly constant between 1990 and 2000. 52.7% male to 47.3% female in 1990, and 53.1% male to 46.9% female in 2000.

A smaller percentage of the population was under the age of 14 in the year 2000 than in 1990 (21.1% compared to 27.9%). There was a 9.1% increase in the population over 62. The largest increase of any age group (30.2%) was seen in the group between 21 and 61 years of age. In the year 2000 there were 27 more residents between the ages of 20 and 59 than there were in 1990, a 13% increase.

We can conclude that the older residents are choosing to stay in the township. The increase in the number of residents between the ages of 20 and 59 could mean that more young families are locating in the township.

Educational Attainment

	Town of Grant		Dunn County	
Subject			Number	Percent
Population 25 years & over	279	100	22,644	100
Less than 9 th grade	9	3	1,161	5.1
9-12, no diploma	31	11	1,862	8.2
High school graduate (includes equivalency)	83	30	8,353	36.9
Some college, no degree	50	18	4,621	20.4
Associate degree	41	15	1,875	8.3
Bachelor's degree	46	17	3,120	13.8
Graduate or professional degree	19	7	1,652	7.3

High school graduate or higher		86		86.6
Bachelor's degree or higher		23		21.1

Between 1990 and 2000 several changes are apparent. By the year 2000 the percentage of residents with less than a ninth grade education had dropped by over 7%. The number of those attending through 12th grade but not receiving a diploma increased by 4.4%. The number of those graduating from high school and starting their life work decreased by 19.9%. On the other hand, those who attended some college or attained an associate degree, bachelor's degree or graduate or professional degree increased, in some cases substantially. For example, those residents who have attained an associate degree increased by 5.9% and those attaining a bachelor's degree increased by 9.8%.

The number of residents who achieved a high school diploma or a higher level of education increased by 3% between 1990 and 2000. The number of those achieving a bachelor's degree or higher increased by 11% during the same period.

In the Town of Grant the percentage of residents who had attained a high school degree or higher was 85.7% in 2000. This figure compares with 86.3% in the general population of Dunn County and 84.8% in the state.

We see an increase in educational attainment of township residents since 1990. Grant compares very favorably with Dunn County and the State of Wisconsin.

School Enrollment

Subject	Town of Grant		Dunn County	
	Number	Percent	Number	Percent
Population 3 years & Over in school	94	100	14,115	100.0
Nursery school, preschool	3	3	543	3.8
Kindergarten	5	5	496	3.5
Elementary (grades 1-8)	36	38	4,261	30.2
High school (9-12)	42	45	2,358	16.7
College or graduate school	8	9	6,457	45.7

Household Income	Number	Percent
	156	100
Less than \$10,000	12	8
\$10,000-\$14,999	4	3
\$15,000-\$24,999	25	16
\$25,000-\$34,999	25	16
\$35,000-\$49,999	42	27
\$50,000-\$74,999	26	17
\$75,000-\$99,999	17	11
\$100,000-\$149,000	5	3
\$150,000-\$199,999	-	
\$200,000 or more	-	
Average Household Income	\$38,409	
Average Social Security Income	\$8,921	
Average Retirement Income	\$17,882	

(Due to rounding percent totals may not add up to 100)

In 1990 53.1% of the households earned an income under \$25,000. By 2000 this number had dropped to 26.3% of the households. On the other hand, by the year 2000 70.5% of the households earned income between \$25,000 and \$99,000, as compared to 44.1% in 1990. In 1999 30.9% of Dunn County and 25% of State households earned less than \$25,000. Households in Dunn County earning \$25,00 to \$99,000 in 1999 made up 63% of total households. Statewide this percentage was 64.8%. In the year 2000 the largest percentage of households (26.9%) in the township were in the \$35,000 to \$49,999 range.

Median incomes of households increased from \$23,333 in 1990 to \$38,409 in 2000. The \$38,409 figure is almost identical to the median household income in Dunn County in 1999 and is 88% of the median income of the State of Wisconsin in 1999.

During the decade between 1990 and 2000 the number of low income households in the Town of Grant decreased. During this period the number of middle income households increased substantially. Perhaps some families have discontinued farming and have been employed off the farm. It may also be that during this decade new residents have moved to the township who are employed in better paying jobs in one of the surrounding municipalities.

Labor Force

Employment Projections, Dunn County

Labor Market Analysts for Northwestern Wisconsin believe that employment projections are more accurate at the county level rather than at the local level. According to their records there were 4,460 jobs added in the period from 1990-2002, an unusually large figure. They estimate that 2500-3000 new jobs will be created in the period from 2001 to 2010.

Historical Labor Force

Year	Labor Force	Dunn County Unemployment Rate	Wisconsin Unemployment Rate
1993	20958	4.7	4.7
1994	21108	4.2	4.7
1995	21943	3.6	3.7
1996	22688	3.2	3.5
1997	22540	3.5	3.7
1998	22312	3.2	3.4
1999	21562	3.0	3.0
2000	21945	3.9	3.6
2001	22333	4.0	4.5
2002	22593	4.6	5.5

Source: Wisconsin Department of Workforce Development

Employment Status

Subject	Town of Grant		Dunn County	
	Number	Percent	Number	Percent
Age 16 & older	353	100	31,773	100.0

In labor force	273	77	22,439	70.6
Civilian labor	273	77	22,415	70.5
Employed	267	76	20,791	65.4
Unemployed	6	2	1,624	5.1
Armed forces	-	-	24	0.1
Not in labor force	80	23	9,334	29.4
Female (16 & older)	171	100	15,715	100.0
In labor force	131	77	10,578	67.3
Civilian	131	77	10,566	67.2
Employed	131	77	9,876	62.8

(Due to rounding percent totals may not add up to 100)

Employment by Industry

Subject	Town of Grant		Dunn County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	67	25	1492	7.2%
Construction	4	2	1254	6.0%
Manufacturing	32	12	3535	17.0%
Wholesale trade	7	3	687	3.3%
Retail trade	18	7	2755	13.3%
Transportation, warehousing and utilities	26	10	1026	4.9%
Information	2	1	295	1.4%
Finance, insurance, real estate, rental and leasing	1	.04	778	3.7%
Professional, scientific, management, administrative, and waste management services	13	5	845	4.1%
Educational, health and social services	65	24	4578	22.0%
Arts, entertainment, recreation, accommodation and food services	14	5	2140	10.4%
Other services (except public administration)	9	3	834	4.0%
Public administration	9	3	578	2.8%

(Due to rounding percent totals may not add up to 100)

Employment Projections

Currently, almost all residents who are employed within the Town are engaged in agriculture. There are a few owner-operated businesses within the town; most are operated by the owner with no employees. All other residents not engaged in one of the above mentioned business activities are employed outside of the township.

HOUSING

General Overview and Basic Objectives

The intent of the housing element is to provide basic information on the housing stock in the community, to analyze trends, and to identify potential problems and opportunities to accommodate the varied housing needs of current and new residents.

Basic Objectives

Assess local housing conditions.

Age, structural value and occupancy characteristics.

Review local, state and federal policies and programs;

That meet the needs of persons of all income levels, age groups and those with special needs.

That promote the availability of land for development or redevelopment of low and moderate income housing.

Maintain or rehabilitate housing stock.

Selected Survey Results

Less than half (40%) of the survey respondents felt more single family housing is needed in the Town of Grant.

Half of respondents (50.6%) didn't think there are too many mobile homes in the Town of Grant, yet the residents do not want to see mobile home courts where mobile homes are concentrated in numbers.

The predominant minimum lot size for a home desired by the residents of the Town of Grant is 35 acres. They see this lot size as protecting and preserving the rural character of the township.

The residents value open/green space (74.2%).

71.9% of respondents feel the Town of Grant should have minimum housing standards, and the majority (154) want to see single-family housing units built in the township.

82.6% of survey respondents would like to see the Red Cedar River protected from development.

Citizens would not like to see large-scale subdivisions in their town.

Existing Conditions

Age of Housing Stock

Pre 1940	1940-1959	1960-1969	1970-1979	1980-1989	1990 -2000
76	16	4	33	22	2

Housing Starts

2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	Total
6	3	0	0	4	2	3	2	1	3	24

2002 There were 5 new homes (stick built or manufactured 1 new mobile homes (single-wide chassis)

Source: 2002 Dunn County Annual report

Structural Value

	Number
Less than \$50,000	14
\$50,000 to \$99,999	6
\$100,000 to \$149,999	2
\$150,000 to \$299,999	3
Median	\$48,100

Occupancy Characteristics

General rule is that overall vacancy rate should not be more than 3%. This figure should provide adequate housing choices for consumers.

	2000			
	Town of Grant		Dunn County	
	Number	%	Number	%
Total of all units	163	100	15,277	100
1-unit, detached	143	87.7	10,232	67.0
1-unit, attached	0	0	206	1.3
2 units	0	0	513	3.4
3 or 4 units	0	0	614	4.0
5 to 9 units	0	0	814	5.3
10 to 19 units	0	0	447	2.9
20 or more units	0	0	527	3.4
Mobile home	20	12.3	1,915	12.5
Boat, RV, van, etc	0	0	9	0.1

Housing Tenure

	2000			
	Town of Grant		Dunn County	
Description	Number	%	Number	%
Total Housing Units	160	100	15,277	100.0%
Vacant Housing Units	13	8.1	940	6.2%
Seasonal	5	3.1	285	1.9

Occupancy

	2000			
	Town of Grant		Dunn County	
Description	Number	%	Number	%
Occupied Housing	147	100	14,337	100
Owner-occupied housing	127	86.4	9,990	69.1
Renter-occupied housing	20	13.6	4,437	30.9

Households

	2000			
	Town of Grant		Dunn County	
	Number	%	Number	%
Total number of households	147	100%	14,337	100%
Family households	116	78.9	9,265	64.6%
With children under 18 years	54	36.7	4,496	31.4%

Married couples	106	72.1	7,754	54.1%
With children under 18 years	50	34.0	3,527	24.6%
Female head of household	5	3.4	993	6.9%
With children under 18 years	3	2.0	666	4.6%
Non-family household	31	21.1	5,072	35.4%
Householder living alone	25	17.0	3,500	24.4%
Householder 65 years & older	8	5.4	1,286	9.0%

Source: US Census

Household Size	2000	1990
Average household size	2.90	2.69
Average family size	3.27	
Average household size of owner-occupied units		2.99
Average household size of renter-occupied units		2.30

Source: US Census

Socioeconomic

Low and Moderate Income Housing

Determining the number of low and moderate-income households is important in projecting future housing needs. Low and moderate income (LMI) households include all households that earn 80% or less of the county median income (\$38,753 x 80% = \$31,002).

Percent of Low and Moderate Income Households (LMI)

Town	% of LMI
Grant	42.3
Elk Mound	31.7
Colfax	33.3
Menomonie	35.1
Red Cedar	56.4
Tainter	29.2
Village of Elk Mound	42.6
Dunn County	41.0

Affordable Housing

Affordable housing, as defined by HUD, is a housing unit in which essential housing costs do not exceed 30% of the household income. For example, owner-occupied households are considered to be affordable if the principal, interest, taxes, and insurance costs do not exceed 30% of the household income. Rental housing is considered affordable if the rental and utility costs do not exceed 30%.

Selected Monthly Owner Costs as a Percentage of Household Income

	Number	Percent
Less than 15.0 percent	14	56.0
15.0 to 19.9 percent	6	24.0

20.0 to 24.9 percent	0	0
25.0 to 29.9 percent	0	0
30.0 to 34.9 percent	0	0
35.0 percent or more	5	20.0
Not computed	0	

According to the latest census survey 80% of the Town's residents occupy affordable housing units.

Poverty Status

	Number	Percent
Families	6	4.9
Individuals	43	9.9

Poverty Status is calculated and adjusted each year by the Federal Government. In general individuals or a family are given a poverty status, if their income is less than the appropriate individual or family threshold. For exact figures, see U.S. Census Bureau, Current Population Survey 2004 Annual Social and Economic Supplement

Special Needs

The Dunn County Housing Authority suggests that the Comprehensive Land Use Plan should consider increased need for housing for elderly and handicapped in the future. Plans must also be made for "affordable housing."

Facility Type	Description	Capacity County
Adult Family Homes (AFA) (Licensed by the State)	A place where 3-4 adults receive care or services that may include up to 7 hours per week of nursing care per resident.	9
Community Based Residential Facility (CBRF)	A place where 5 or more unrelated people live in a community setting, receiving services such as room and board, supervision, support services or up to 3 hours of nursing care per week.	7
Facility for the Developmentally Disabled (FDD)	A place where 3 or more unrelated people who are developmentally disabled live.	1
Residential Care Apartment Complex	Independent apartment units which provide room and board, up to 28 hours per week of supportive care.	1
Nursing Home	A place where 24 hour services are provided for people needing more than 7 hours a week of nursing care.	3

Federal and State Housing Programs

Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations.

Community Development Block Grant Programs
HOME Rental Housing Development
Local Housing Organization Grant Program
Low-Income Weatherization Program

Rental Rehabilitation Program

Federal Home Loan Bank of Chicago
Affordable Housing Program
Community Investment Program

U.S. Department of Housing and Urban Development
Section 202/811. Capital advances for co-op housing for elderly
or persons with disabilities.
Multi-family FHA Mortgage Insurance

Wisconsin Housing and Economic Development Authority
Affordable Housing Tax Credit Program
Foundation Grant
Home Improvement Loan Program

TRANSPORTATION

Basic Objectives

Assess existing transportation facilities.
Review statewide planning efforts.
Develop a long term plan for transportation facilities in the community.
Develop goals and objectives to meet current and future transportation needs.

Local Road Network

Principle arterials. Serve interstate and interregional traffic. Generally, they connect urbanized areas with a population of 5,000 or more.

Minor arterials. These serve cities, large communities and major traffic generators providing inter area and intra regional connections.

Major collectors. Connect moderate size communities and traffic generators to larger population centers and to higher-class routes.

Minor collectors. Collect traffic from local roads and connect smaller communities, locally important traffic generators, higher-class routes.

Local roads. Provide access to public and private lands. All roads not classified as arterials or collectors are local roads.

Road Pavement

According to state law, the Township inspects all roads eligible for state aid on a bi-annual basis and assigns a pavement condition rating. The system used is PASER (Pavement Surface Evaluation and Rating). The PASER Rating System is used to evaluate each road segment, based on a scale 1-10.

Maintenance Responsibility

	Length (miles)	Percent of Total
State of Wisconsin	0	0
Dunn County	19.56	34
Town of Grant	38.79	66
Private	0	0

Total	58.53	100
-------	-------	-----

Note: The sum of the percentages may not equal total due to rounding.

Condition of local roads in 2002

PASER	Condition	Warranted Maintenance	Miles	Percent of Total
1	Failed	Reconstruction	1.81	4.7
2	Very Poor	Reconstruction	2.06	5.3
3	Poor	Structural Improvements and leveling-overlay	6.08	15.7
4	Fair	Structural Improvements and leveling-overlay	15.93	41.011
5	Fair	Preservative Treatments	4.39	11.31
6	Good	Preservative Treatments	4.63	11.94
7	Good	Routine Maintenance	0	0
8	Very Good	Routine Maintenance	3.89	10.02
9	Excellent	None Required	0	0
10	Excellent	None Required	0	0
Total			38.79	100.0

Approximate Cost Used for Treatments

Crackseal: \$2,500/mi
Sealcoat: \$7,750/mi
Overlay: \$35,500/mi
Mill & Pave: \$57,500/mi
Reconstruction (1): \$75,500/mi
Reconstruction (2): \$125,000/mi

Mileage in Each Treatment Group

Reconstruction 3.87
Mill & Pave 6.08
Overlay 15.93
Sealcoat 9.02
Crackseal 0
No maintenance 3.89

Budget Table

Year	Wt Avg	Total Needs
1=2002	4.79	\$1,087,881
2=2003	5.11	\$988,630
3=2004	5.12	\$909,097
4=2005	5.12	\$1,102,434
5+2006	5.36	\$1,009,272
Beg=2007	3.75	\$998,974

Transportation budgets for 2003= \$127,900; for 2004= \$123,400

Local 5 year Improvement Plan

Road Name	From	To	Miles	Year
1210 Ave.	970 St	0.65 miles	0.65	2004

		east		
810 St. & 1205 St.	CTH S	CTH W	2.28	2005
990 Ave.	CTH M	1.3 miles east of CTH M	1.3	2006
990 Ave.	1.3 miles east of CTH M	CTH A	1.34	2007
1010 St.	1210 Ave.	0.26 south of 1210 Ave.	0.26	2008

County 5 year Improvement Plan

Road Name	From	To	Miles	Year
CTH S	810 St.	1 mile west	1.0	2006
CTH N	970 Ave.	1.15 miles north	1.15	2008

State 5 year Improvement Plan (State)

From	To	Miles	Year
N/A No State roads in the Town.			

Bridges

Name/ Location	Span or Crossing	Maintenance Responsibility	Load Restriction
B17-0111 970 St.	32 feet	Town of Grant	None
P-17-0923 1170 Ave.	22 feet	Town of Grant	16 Ton
B17-0961 CTH W	2- 24 foot spans	Dunn County	None
B17-0064 CTH M	42 feet	Dunn County	None
B17062-0062 CTH M	3 spans- 74 feet, 92 feet and 74 feet	Dunn County	None

Air Transportation

Two light aircraft airports are nearby, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

Rail Transportation

Two rail lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county.

Bicycle/Walking Trails

The Red Cedar State Trail begins at the Menomonie Depot off SH 29, runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. The trail accommodates walking, bicycling, and cross country skiing.

Special Transit Facilities

Greyhound Bus Service is available in Eau Claire
Disabled Elderly Transportation (DET) transports disabled and elderly citizens.
For additional information contact the Office On Aging: 715-232-4006.

Review of Existing Transportation Plans

Translinks 21

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

Wisconsin State Highway Plan-2020

The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified.

Midwest Regional Rail System

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

Wisconsin Bicycle Transportation Plan-2020

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities. The suitability of Township for bicycle traffic may be a subject of interest.

State Recreational Trails Network Plan

The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

Wisconsin State Airport System Plan-2020

The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

UTILITIES AND COMMUNITY FACILITIES

General Overview

The quality of life of the residents of the Town of Grant depends greatly on the type and extent of the facilities and services available in the community. The residents are concerned about health, safety, education, and recreation. In order to sustain the reputation of the community and to make it attractive to potential new residents, citizens must have a good understanding of current conditions.

This element examines a variety of the factors in making a community of high quality. The intent is to acquaint individuals with specific factors that currently exist. This baseline information can then be used to provide direction for utility, facility, and service growth as the population increases in the coming years.

Objectives of the Element

The intent of this element is to provide information on the facilities and services currently available to the Township. This information should help identify what

additional facilities are needed to obtain the level of life desired for the community in the future.

The structure and content of this element is based on the following objectives:
Identify and describe the range of community services currently provided in the Township.
Identify the capacity of community services currently provided.
Identify and describe the range of public facilities currently provided in the Township.
Identify what public facilities need to be expanded.

Existing Facilities and Services

Water Facilities

There is no public water system in place within the township. Residents get potable water from private wells. The nearest public water system is in the Village of Colfax.

Wastewater Facilities

There is no public sanitary sewer system in place within the township. The sanitary sewer needs of the residents are met through private septic systems. The nearest public sanitary sewer system is in the Village of Colfax

Storm Water Management Facilities

A storm sewer system is not available in the Township. Storm water is dispersed using the natural contours of the land in most sections of the township with drainage flowing down local creeks to the Red Cedar River. Where roads and other construction have disturbed the terrain ditches, culverts and bridges have to be used to allow continued drainage. These facilities have been constructed following state and county specifications. In rough terrain where heavy rains could cause washing of unprotected soil catch basins and/or rock rip-rapping have to be installed to slow water flow and prevent damage.

Solid Waste Disposal/Recycling

The Township is part of the Dunn County Solid Waste management and recycling program. Residents take their garbage and recyclable materials to one of the following collection sites: Colfax, Elk Mound, Sand Creek and Ridgeland, or to the main transfer station & recycling center at E3900 STH 29 (west of Menomonie), or curbside service is available through local carriers. Glass, metal cans, plastic, newspaper, and cardboard are sorted and recycled. Garbage is compacted and shipped to an appropriate landfill. Building materials, appliances, and other large items must be processed at the drop-off site on Highway 29 west of Menomonie.

Recreational Facilities and Area Attractions

Several outdoor recreational activities are available in the area. These include hunting, fishing, hiking, golf, biking, cross country skiing, and snowmobiling. A major attraction is Hoffman Hills cross country skiing and hiking area along with the state and county snowmobile trails connecting to adjoining townships and counties. Hoffman Hills offers camping and picnicking for organized youth programs. The Red Cedar River, Lake Menomin, and Lake Tainter offer water sports and fishing. A public boat landing is located just below the hydro electric dam at Cedar Falls. There are several other boat landings with paved parking areas located north and south along the Red Cedar River. Wakanda Park located in the city of Menomonie offers camping, picnicking, swimming has facilities for organized youth and adult sports such as baseball, softball, and horseshoe. There is also a wildlife park and a historic museum within Wakanda Park. A shooting range is located on 510th Ave., otherwise known as Whispering Hills Road.

The Red Cedar State Trail is located nearby with 14.5 miles of trail along the Red Cedar River between Menomonie and Dunnville, where it joins the 20-mile long Chippewa Valley Trail leading to Eau Claire.

Library Services

There are four public libraries in Dunn County, Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS), a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail and a bookmobile. As a member of IFLS the four libraries have access to library consultants who provide information services such as reference, interlibrary loan service, and support for children's services and services for special needs. All four libraries are governed by municipal boards which meet monthly and are appointed by their municipality. The closest library to Grant residents is located in Colfax.

Police Protection

The Dunn County Sheriff's Department provides public safety services to the Township as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities.

The Department is divided into several divisions. The Patrol Division includes 11 patrol deputies, 3 patrol sergeants, and one patrol lieutenant. This group provides field services throughout the county. While on patrol they provide security checks and enforcement of traffic and criminal law and strive to keep the peace. Each officer is provided a home-based squad car so he can be called on for backup and to handle emergencies in their area.

Other divisions in the Department include:

Jail	18 jailers, 4 jail sergeants, 1 jail administrator
Investigations/Community Services	4 officers
Support services	4 secretaries, 1 court officer
Court Security	1 deputy
Civil Process	1 deputy
Reserve Division	20-24 reserves

Fire Protection

The Colfax Fire Department provides protection for Grant Township. It is staffed by volunteer members, plus a Chief.

The initial response to fire calls from township areas includes two engines, two tanker trucks, and a medical unit. The Department also has two brush trucks for grass and woods fires. Additional emergency water can be obtained from Village of Colfax fire hydrants located at the edge/border of the Village as well as from the Red Cedar River. The department has mutual aid agreements with departments in Colfax, Sand Creek and Howard.

Hazardous Materials HAZ MAT

Class B hazardous materials such as chemical and oil spills up to 25 gallons are cleaned up by the Menomonie Fire Department. This department is required to maintain special training and equipment for such emergencies. Class A spills are anything over 25 gallons and are to be cleaned up by the Eau Claire or Chippewa Falls Fire Departments.

The Material Safety Data Sheets/ Card (MSDS) are used to determine if a class A or B spill has occurred, and the law requires that this report be given to the buyer or carrier. The Menomonie Fire Department averages 3 HAZ MAT calls per year, ranging from farm pesticides to fuel spills.

Emergency Medical Service

Emergency medical services are provided by Colfax Rescue Squad and Dunn County Medical First Responders. Colfax Rescue Squad is a volunteer service that maintains two fully equipped EMT-IV level ambulances, available 24 hours a day. They are contracted by the Township on a per capita, annual basis. Dunn County First Responders are a volunteer organization that operates throughout the county under the authority of the Dunn County Sheriff's Department to provide basic life support services for medical emergencies. They are trained to State standards and fully equipped to provide care up to that level of training. There are currently about ten First responders that either live in or operate in the Township. Both Colfax Rescue and Dunn County First Responders are dispatched through the County's 911 system via pager/radios. Advanced Life Support services are also provided as needed, on a mutual aid basis, by Gold Cross Ambulance (paramedic), Eau Claire Fire (paramedic), and Mayo One and Lifelink (air ambulance services). In addition, many of the First Responders as well as Sheriff's deputies are equipped with Automatic External Defibrillators for cardiac emergencies.

Municipal Buildings

The Township of Grant owns a multi-purpose building which serves as the Town hall and storage facility. The building provides storage of records and space for monthly Town board meetings, including the annual Township meeting, meeting space for other community groups, and the election polling location. In addition, the town owns an insulated / heated building which provides limited storage space for Township-owned road maintenance equipment and a Quonset-type salt-sand storage facility

Energy Sources

Electrical power is provided to the Township by the Dunn County Energy Cooperative and Xcel Energy.

Telecommunication Services

Local telephone lines in the Township are provided by Chibardun Telephone Cooperative, Century Tel, and the Bloomer Telephone Company. Long distance service is available from AT&T, MCI, and other communications companies. Cellular phone service is available from a number of different companies.

Health Care Facilities

Grant Township residents have ready access to health care in the Village of Colfax, Bloomer, and Menomonie. More specialized services or larger clinics and hospitals are located nearby in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, Midelfort Clinic, Luther Midelfort Mayo and the Oak Leaf Medical Network. These facilities are associated with a health network that provides extensive referral services. In addition, services are available from a number of other specialized health care providers including dental, chiropractic, optometry, and alternative health care programs.

The Red Cedar Medical Center, the largest of the facilities, provides both clinic and hospital care. Independent physicians and visiting specialists from the Mayo Clinic provide extensive services through the clinic. The Myrtle Werth Hospital is licensed for 55 beds and houses a critical care unit and a birthing center. Emergency care is available on a 24-hour a day, 7-days a week basis.

Child Care Facilities

A number of licensed child care facilities are available in the area. These range from day care providers approved to offer care in their own homes to larger group centers. These facilities provide care ranging from infants to children age 12.

Five licensed group centers for up to 20 children are operating in the City of Menomonie. Twenty-two licensed in-home centers for four (4) to eight (8) children are

listed with Menomonie addresses. Three certified day care providers for no more than three children are also listed in the area. In addition, seven (7) licensed or certified care facilities are listed with Elk Mound, Elmwood, or Eau Galle addresses. Information on current child care facilities is available from the Dunn County Human Services Day Care Coordinator.

Cemeteries

Three cemeteries are located in the Town. These include Holden, St. John's, and the American Cemetery of Popple Creek. Plots are available in all of the cemeteries.

Schools

A number of educational facilities are available to the residents in the Town of Grant. These range from a local pre-kindergarten through 12th grade. The Township is primarily served by the Colfax School District, while a small portion of the Township is served by the Bloomer School district.

The Township is part of the Chippewa Valley Technical College District. The nearest campus of that institution is in Menomonie. It offers several associate degree and technical diploma programs. A variety of other programs are available on the main campus in Eau Claire or on one of the other satellite campuses of the District. Other higher education degree programs are available from the University of Wisconsin-Stout in Menomonie, the University of Wisconsin-Eau Claire, and the University of Wisconsin-River Falls. All are within commuting distance.

Future Needs

According to all of the utility providers listed in this section, serving the projected growth in Dunn County through routine extension and expansion is expected. None of the providers expressed a concern regarding limiting future services.

Goals

Foster good public services

Cooperate with utility providers so that expansion of services does not place an undue strain on the environment.

Promote a visual environment that makes the Township a desirable place to live, work and visit,

NATURAL RESOURCES

Natural resources often define the features of a local community. In the Town of Grant, the Red Cedar River and scenic bluffs along with its productive soils, large woodlots, pure and abundant groundwater, wooded hillsides, and abundant wildlife all help to define the rural character that the residents hold so dear.

We all depend on natural resources in many ways. Soil, water and air are primary resources which sustain all life. Secondary resources such as fish, forestry, and wildlife increase the quality of life. The old saying, "Treat the earth well; remember that it was not given to us by our parents...but was lent to us by our children", is an important premise on which to plan for the protection of natural resources.

The Natural Resources Committee, with the help of the Dunn County Land Conservation Office and USDA-Natural Resources Conservation Service, defined,

identified, and mapped the significant resources of the Town of Grant. Those resources include its productive soils, surface water, water quality management areas, steep slopes, wetlands, areas that are occasionally and frequently flooded, wooded areas that are either greater than 10 acres or contiguous woodlots that are greater than 400 acres, and nonmetallic mining deposits of sand and gravel.

Initial discussions regarding the Natural Resources Element focused on identifying resources that could be logically defined and then mapped. Resource professionals were asked how they would define certain resources and what made them environmentally significant or sensitive. The following is a list of the significant resources and their definitions:

Important Farmland

This land is necessary for the continuation of the production of food or fiber. This was defined strictly on the productivity of soils. It did not reflect whether it is currently being cropped or has a history of cropping. Three factors were considered: whether it is considered to be prime farmland by the USDA-Natural Resources Conservation Service; its Capability Class, and productivity for corn in relationship to the most productive soil in the county. Soils that were in Class I thru IV were considered tillable. Class V thru VIII are wet or steep and stony. Soils that could be irrigated were also included since they can be highly productive if they have adequate water.

Steep Slopes

These areas are subject to severe erosion from tillage, road construction, and home construction unless precautions are taken. Areas with slopes of greater than 20% slope (20 feet of vertical elevation change for every 100 feet of horizontal distance) are considered “environmentally sensitive.” This percent slope was chosen because, according to the Soil Scientist, slopes of this steepness make the soils much more unstable and difficult to engineer.

Wetlands

Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas. These are areas that have hydric soils (water at or near the surface through most of the growing season) and support hydrophytic vegetation (plants that thrive in wet conditions).

Floodplains

Floodplains are lands that are generally adjacent to creeks, rivers, lakes, and wetlands and that are susceptible to flood flow (floodway) or areas of slack water (flood fringe). For purposes of this plan, it includes areas which are subject to occasional or frequent flooding (based on soils).

Woodlands

Two different sizes of woodlands had special significance when preparing this plan. The first was woodlands that are 10 acres or greater in size. Ten acres is the minimum acreage that can be enrolled in the State’s Managed Forest Program and loggers generally don’t like to harvest acreages smaller than this unless they hold exceptionally high quality timber. The second significant acreage was 400 contiguous acres of woodland. This acreage has significant importance as a renewable resource and is of value to some types of wildlife.

Hydrology

Although hydrology refers to both surface and groundwater, for purposes of this plan and mapping, it refers to those rivers and streams which are designated on the 7.5

Minute USGS Topographic Maps. It includes the Red Cedar River, Trout Creek, Popple Creek, Running Creek, and several unnamed streams.

It is interesting to note that on the Citizen Opinion Survey, 82.6% of the people agreed that the Red Cedar River should be protected from development. This question ranked second, just behind the protection of Prime Farmland (which had 83.7% support). Although residents were split on whether there is a problem with pollution of the rivers and streams in the Town of Grant, they were very definitive in their decision that the Red Cedar River's scenic and natural beauty needs to be preserved. This is consistent with the feelings of residents who live both up and down the river. That is why Dunn County initiated a Riverway Corridor Committee to study and make recommendations on protection of the River. They have drafted, and are recommending, an ordinance that will become part of Dunn County's Revised Comprehensive Zoning Ordinance (if adopted).

The quality and quantity of both ground and surface water is essential to the well being of all living things. These primary resources should be protected and preserved for the future residents of the Township. See appendices for NR 151; ATCP 50; and the State of the Lower Chippewa River Basin Report.

Fish

Although the Town of Grant has some trout streams, the Red Cedar River is its greatest fishery. The River provides a variety of warm water game fish such as walleye, smallmouth bass, and northern pike. It is common for people to float the river and fish. This is a source of high quality recreation. The fishing, perhaps, explains the concerns that residents have about development on the River.

It should be noted that the Department of Natural Resources has posted a mercury advisory on Tainter Lake and the Red Cedar River above the Lake.

Wildlife

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The Town of Grant is blessed with a variety of wildlife because of the diversity of its natural resources.

The following types of wildlife are common in the Town of Grant: Big game such as deer and black bear; small game such as rabbits and squirrels; upland birds such as turkeys and ruffed grouse; a large variety of songbirds and waterfowl; birds of prey such as owls, red-tailed hawks and eagles; and, fur bearing animals such as raccoon, opossum, beaver, mink, red and gray fox, and coyote.

If the Town of Grant has a wildlife problem, it is not with maintaining populations but controlling them. Uncontrolled populations result in crop damage, car collisions, and nuisance problems. The greatest problems with controlling populations are a lack of access to private property and firearm safety issues that come with increasing development.

Landowners don't allow hunting for a number of reasons. Perhaps the greatest reason is that they intentionally purchased it for hunting and recreation and they only hunt it themselves or allow only family and close friends to hunt. Others don't believe in hunting because they see it as cruel and unnecessary or fear being accidentally shot by an unsafe hunter. Still others have encountered problems with a few hunters so they stereotype all hunters as being disrespectful and unappreciative.

Regardless of the reason, it is impossible to manage and control wildlife populations without access to private property. If man doesn't control wildlife populations, Mother Nature will. She uses starvation, predation, and destruction of habitat or disease. It often takes years before populations recover from her natural thinning.

All of these areas have, with the exception of woodlands, been mapped using the new digital Soil Survey provided by the USDA-Natural Resources Conservation Service.

Other Resources or Resource Issues

Groundwater

It is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, clay) or the crevices or fractures in rock. It is vital for all of us. We depend on its good quality and quantity for drinking, recreation, use in industry, and growing crops. It is also vital to sustaining the natural systems on and under the earth's surface.

Groundwater is a hidden resource. At one time, its purity and availability were taken for granted. Now, contamination and availability are serious issue.

Although no specific maps are available at the town or county level showing groundwater, other than soils attenuation maps or groundwater elevations based on USGS topographic maps, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water. This is critical because what is done virtually in the "backyard" either keeps your groundwater pure or contaminates it.

Most groundwater contamination is first identified by nitrate tests since they are inexpensive and are a good indicator of other contaminants. It is to be hoped that better information will become available in the future.

Nonmetallic Mining Deposits

The Town of Grant is blessed with rich sand and gravel deposits along the Red Cedar River and its tributaries. These deposits can be found on outwash plains. These areas have been identified and mapped using the new digital Soil Survey. The majority of the residents (60.7%) oppose nonmetallic mining. This Committee wants the sandy outwash soils protected for farmland because of the cropping potential (if it is irrigated).

Endangered Resources

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goals are to identify, protect, and manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

Wisconsin's Endangered Species

These are any species whose continued existence as a viable component of this State's wild animals or wild plants is determined by the Department of Natural Resources to be in jeopardy on the basis of scientific evidence.

Wisconsin's Threatened Species

These are any species which appears likely within the foreseeable future, on the basis of scientific evidence, to become endangered.

See the Appendix for a listing of "Endangered and Threatened Species". Refer to the "Guide to Wisconsin's Endangered and Threatened Plants" published by the Bureau of Endangered Resources, Wisconsin Department of Natural Resources (PUBL-ER-067).

Aquatic and Terrestrial Resources Inventory

(ATRI) is a public and private partnership to gather, link, and make available, data that is used for decisions affecting Wisconsin's landscape. The Wisconsin Department of Natural Resources is facilitating the identification, inventory, storage, and

distribution of data relating to aquatic (water) and terrestrial (land) resources in Wisconsin. For a map and listing of rare and natural communities, see the Appendix.

Invasive Plants:

Invasive plants have become recognized in recent years as a major threat to the integrity of natural areas. These species have the ability to invade natural systems and proliferate, often dominating a community to the detriment and sometimes the exclusion of native species. Invasive species can alter natural ecological processes by reducing the interactions of many species to interactions of only a few species.

Introduced species may compete directly with native species for nutrients, sunlight, and space, and may compete indirectly by altering the food web of the physical environment. Invasive species may also prey on or hybridize with native species. Native species with limited population size or ecological range are particularly susceptible to displacement by aggressive exotic or translocated species. According to a 1996 report by the Nature Conservancy, invasive species have contributed to the population decline of 42 percent of threatened and endangered species in the U.S. Many also pose threats to agricultural areas, urban parks, yards, and roadsides.

Many exotic plant removal and control applications have been developed for agricultural, horticultural, and forest industries. They have focused on the use of intensive mechanical disturbances or chemical treatments. In natural areas, most of these applications are either not feasible or are detrimental to the ecological integrity of the area. For identification and control recommendations, please refer to the "Wisconsin Manual of Control Recommendations for Ecologically Invasive Plants" published by the Bureau of Endangered Resources, Wisconsin Department of Natural Resources.

In addition to Agriculture, Natural and Cultural Resources being a required element of a Comprehensive Plan, every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan, which identifies its resource concerns and strategies for addressing and correcting the problems. The Town's Comprehensive Plans will be consolidated into Dunn County's Land and Water Resource Management Plan. This plan must provide for an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail. For a complete analysis see Appendix A

AGRICULTURE

Selected Survey Results

Survey responses indicate that our residents not only agree philosophically that it is important to protect prime farmland, but also that it is important to protect prime farmland in our township.

The survey indicates the community does not support "factory" farms. In addition, they are much more tolerant of agricultural crops than large animal operations.

They do, however, believe landowners should have the right to sell land for purposes other than farming. Sale should not, however, be for industrial or commercial purposes. Residential building is all right providing it meets certain conditions. This is indicated from their support of our current "Exclusive Agricultural Zoning" Ordinance. One of these conditions is a minimum acreage. A large number of respondents felt 35 acres is the appropriate minimum acreage.

It is believed that as long as the Township remains in “Exclusive Agricultural Zoning” we will avoid farm-nonfarm conflicts. The majority (60.1%) support the current exclusive agricultural zoning. There is a strong consensus that the people want to keep the rural character of the township.

The Agriculture, Natural and Cultural Subcommittee, in conjunction with the Dunn County Land Conservation Division of the Planning, Resources and Development Department and the USDA-Natural Resources Conservation Service, utilized a program called LESA (Land Evaluation and Site Assessment) to assist in identifying our highly productive and medium productive agricultural land, which we recommend that we protect for the long term agricultural viability of the township and surrounding communities.

Important Farmland

Land Evaluation and Site Assessment (LESA) is an analytical tool, not a farmland protection program. It was developed by the USDA-NRCS in collaboration with land use planners from Arizona State University and Oregon State University. Its role is to provide systematic and objective procedures to rate and rank sites for agricultural importance in order to help officials make decisions.

Soil quality factors are grouped under Land Evaluation (LE). The other factors are grouped under Site Assessment (SA). The SA factors are of three types: non-soil factors related to agricultural use of a site, factors related to development pressures, and other public values of a site.

For purposes of our initial recommendations, we used the “LE” portion of the equation. We will continue to work with Dunn County on the site assessment factors, since this will eventually become a countywide system.

The Land Evaluation (LE) component of the Land Evaluation Site Assessment System rates the soil-based qualities of a site for agricultural use. The factors used to determine agricultural land evaluation for the Town of Grant were developed by the Natural Resources Conservation Service (NRCS) with cooperation from the Dunn County Land Conservation Office. The ratings were based on information from, “Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands”, Second Edition, published by the Soil and Water Conservation Society (1996). The maximum “LE” score is 100 points.

The factors used to determine those soils that are of high or medium agricultural productivity and are of importance to the continued future of farming in the Town of Grant include: Prime Farmland, land that has the best combination of physical and chemical properties for the production of crops. Soil properties evaluated to determine prime farmland class include wetness, flooding, permeability, stoniness, reaction, erodibility, and available water capacity. This factor accounted for 10% of our “LE” score. The second item we considered was agricultural productivity for corn production. The per acre yield, in bushels, was assigned a relative score in comparison to the most productive soil in the County. This yield data represented 45% of the total score. The final criterion was the Land Capability Class. This indicates the relative degree of management concerns or limitations for agricultural use. Soils are ranked on a scale of 1 (slight limitations) to 8 (most severe limitations, based on the severity of wetness or erosion concerns, or climatic or root zone limitations). Generally, soils with a capability class greater the 4 are poorly suited for agricultural production. This score represented 45% of the total score.

These factors were combined to produce a final score of “0” to “100”. Scores were then divided into “LE” groups. Groups 1 and 2 were considered of high agricultural importance. “LE” group 3 was considered of medium importance, and “LE” groups 4 through 8 were considered unimportant.

Soils that require either drainage or irrigation are the exception to the rule. Although these areas fall into groups 4 through 8, the obstacles to being productive farmland can be overcome. Since Dunn County only has one legal Drainage District, this factor was not addressed. Irrigation however, is a common practice on large outwash plains such as the Fall City Prairie and Rock Falls Prairie. For this reason irrigated land was considered as “Important Farmland”.

Although there are other areas of group 4 through 8 soils within the recommended areas for protection, which is unavoidable, they must be included if large blocks are to be protected. Large blocks are necessary to avoid farm/non farm conflicts such as smells, dust, noise, and the application of manure, fertilizers, pesticides and insecticides.

Please refer to maps and appendixes for further information.

ECONOMIC DEVELOPMENT

General Overview and Basic Objectives

Above all, we want to preserve the rural nature of the Township. Growth can be and should be directed for the benefit of the entire community.

Basic Objectives

Understand the economic base of the community and statewide trends affecting the community and region.

Identify economic development programs at the local and state level.

Assess the community’s strengths and weaknesses relative to attracting and retaining agricultural economic growth.

Identify desirable businesses and industries.

Selected Survey Results

Agriculture

There is strong agreement that farmland should be preserved and kept in farmland as much as possible.

Housing

The predominant minimum lot size for a home, desired by the residents of the Town of Grant is 35 acres. They see this lot size as protecting and preserving the rural character of the township, and they would not like to see large-scale subdivisions in their town.

Economic Development

Citizens would like the Town to control development with the encouragement of non-polluting businesses and home-based businesses.

Natural Resources

The citizens of the Town of Grant acknowledge the valuable asset they have in the Red Cedar River, and they are concerned about development along its banks as well as possible pollution of the river. They also realize the value the Red Cedar River as a recreational resource but want only activities on and near the river that are considerate to the river and its surroundings.

Transportation

While a majority of the respondents perceive traffic to be increasing on their town roads, a strong majority are satisfied that the town roads meet their needs.

Land Use

Citizens would like to see a minimum of land use regulations but would support those regulations that protect the rural and agriculture characteristics of the town.

Summary

Overall interpretation is that the landowners in the Town of Grant want to see agriculture remain much as is, small family owned and lived on farms. They are open to most types of farming that are profitable and friendly to the environment.

Labor and Economics

Labor Force

According to the Wisconsin Department of Workforce Development, the civilian labor force in Dunn County has increased from 20,960 in 1993 to 23,566 in 2000 (12% increase). In that same time period unemployment in the County has decreased from 4.7% to 3.8%. According to the 2000 census, the Town of Grant had an unemployment rate of 3.7%. Over this reporting period Dunn County has maintained close parallels with the state regarding unemployment rates.

Employed Civilian Population

OCCUPATION	Number	Percent
Management, professional, and related occupations	105	39.3
Service occupations	42	15.7
Sales and office occupations	42	15.7
Farming, fishing, and forestry	21	7.9
Construction, extraction, and maintenance occupations	20	7.5
Production, transportation, and material moving occupations	37	13.9
TOTAL	267	100.0

The work force is fairly evenly distributed among the above occupational categories with "Management, professional and related" being the largest sector of the workforce, 105 people (39.3%). Farming, fishing and forestry makes up only 7.9% of the town work force.

Class of Worker

Occupation	Town of Grant		Dunn County	
	Number	Percent	Number	Percent
Private wage and salary workers	161	60.3	15,312	73.6
Government workers	31	11.6	3,492	16.8
Self employed workers in own not incorporated business	69	25.8	1,862	9.0
Unpaid family workers	6	2.3	125	0.6

Total	267	100.0	20,791	100.0
-------	-----	-------	--------	-------

Commuting to Work

	1990		2000	
	Persons	Percent	Persons	Percent
16 Years and Older	192	100.0	262	100.0
Work at Home	48	25.0	68	26.0
Drove alone	112	58.3	165	63.0
Carpooled	15	7.8	19	7.3
Walked	12	6.3	9	3.4
Other means	5	2.6	10	0.30
Mean Travel Time = 28.75			Mean Travel Time = 29.3	

About 31 % of the working residents work at home or walk to work. The remainder of the town commutes on average 29.3 minutes to get to their place of employment.

Largest Employers in the Area

Colfax Public School, Dunn County, Eau Claire Businesses, Menomonie Businesses, Colfax Businesses

Local Employers

Local farmers and area small businesses.

Regional Industrial/Business Parks in Dunn County

Name	Total Acres	Percent Occupied
Boyceville Industrial Park	250	0
Colfax Industrial Park	22	9
Knapp Industrial Park	6	0
Menomonie Industrial Park	1,250	88
Stout Technology Park	216	65

The above are industrial parks within Dunn County. The Town of Grant is centrally located for Barron, Chippewa and Eau Claire Counties. These counties also have industrial / business parks.

Environmentally Contaminated Sites

None

Community Strengths and Weaknesses

Strengths

- A strong labor pool.
- High quality local schools
- Proximity to UW System & Chippewa Valley Technical College, for education and community services.
- Well-maintained local roads.
- Beautiful natural environment.
- No environmentally contaminated sites.
- Low crime rate.

- Good access to medical services.
- A number of religious institutions.
- Clean groundwater supply

Weaknesses

- No public sewer and water system.
- No economic assistance programs to promote new businesses.
- Poor infrastructure of telecommunications industry (cell phone).

Economic Development Programs

State and County Programs

The State and the County have some programs to expand existing businesses and to assist in the development of new businesses. However these are geared to urban and incorporated jurisdictional areas.

Selected Economic Development Programs

The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED).

The Community Development Block Grant- Economic Development (CDBG-ED).

The Community Development Block Grant-Blight Elimination and Brownfield Development Program (CDBG-BEER).

Enterprise Development Zone (EDZ)

Community Development Zones (CDZ).

Rural Economic Development (RED) Early Planning Grant Program.

Wisconsin Development Fund-Major Economic Development Program (MED).

Transportation Facilities Economic Assistance and Development Program.

Customized Training Grant Programs.

Industrial Revenue Bonds.

Technology Development Fund Program.

Transportation Economic Assistance

Tax Incremental Financing

Desirable Businesses and Industries

Agriculture is and will continue to be the largest business in the Town. Agricultural related business will be encouraged as long as they fit within the rural and agricultural character of the area. While the town has many strengths, they are best suited to meet local agricultural needs. The town does not border any incorporated jurisdictions, there is no public utilities (sewer and water) there are no major roads or highways (other than county and town). There is no rail service and the town is not close to a major airport. Due to the small population the economic development programs available do not apply, therefore industrial and commercial growth is not likely to occur. This is good since a majority of the residents do not want to encourage industrial development. The town would not support these types of development and would encourage them to locate in or near an incorporated area with proper utility and infrastructure.

INTERGOVERNMENTAL COOPERATION

Overview

Intergovernmental cooperation may be defined as verbal or adopted arrangements between two or more local units of government to facilitate achievement of common goals or to further common interests. These arrangements are useful as the town implements its comprehensive plan because they facilitate efficient use of services along common municipal boundaries. There are two types of intergovernmental agreements used by towns that may help in comprehensive plan implementation: cooperative boundary agreements and intergovernmental cooperation agreements, authorized under section 66.023 and 66.30, respectively, of the Wisconsin Statutes.

School District

The Town helps fund two school districts, Colfax and Bloomer. The Chippewa Valley Technical College also gets funds from the Town. The people in the Township are able to take advantage of the expertise and technical assistance from the Chippewa Valley Technical College, located nearby.

Wisconsin Department of Transportation

The Dunn County Highway Department provides funding to build and maintain County Roads A, M, N, S and W within the Township.

Existing Areas of Cooperation

Existing cooperative agreements fall under Section 66.30 of the state statutes. This type of agreement allows any municipality to contract with another municipality for services or to exercise joint power or duties. The term “municipality” in Section 66.30 refers to the State, counties, cities, villages, towns, school districts, sanitary districts, public library systems, regional planning commissions, and other governmental and quasi-governmental entities. The requirements of Section 66.30 are minimal and are intended to be liberally interpreted by the agencies involved. Agreements under section 66.30 are often undertaken for common provision of essential public services such as solid waste management, police and fire protection, public libraries and public transit. Intergovernmental cooperation should be undertaken whenever an opportunity exists to provide essential public services and achieve economy of scale, which reduces the cost of such public services.

Dunn County provides law enforcement and judicial services, emergency planning and communications, public health, nursing, human services, soil conservation services, zoning administration, the county fair, solid waste, and other recreational facilities.

The Dunn County Highway Department and the Town work cooperatively regarding the PASER Program, which is a highway rating and evaluation system; a bridge petition program; and LRIP, which is a Local Road Improvement Program. The Town and county highway department have worked out agreements regarding road maintenance such as paving, seal coating, and crack filling.

The Town works to provide fire and ambulance service through the Colfax Community Fire Department (CCFD) and Rescue Squad (CRS), which covers the entire township. The CCFD is owned and operated by participant members designated by the Village of Colfax and the Towns of Grant, Colfax, Tainter and Otter Creek. The Town contracts services from the CRS, which is wholly owned by the Village of Colfax. It is made up of members from the Village of Elk Mound and the Towns of Colfax, Elk Mound, Grant, Otter Creek, Sand Creek and Tainter.

The Town works with five other units of government (four townships and Chippewa County) regarding road maintenance agreements. On the north boundary, the township exchanges work with the Town of Sand Creek for approximately 1.50 miles of road. Along the east side, the Town exchanges road maintenance with the towns of Cook Valley and Auburn and with Chippewa County for 3.5 miles of road. Along the west side, the Town exchanges road maintenance with the town Otter Creek for 0.25 miles of road.

Areas to Explore for Additional Cooperation

The Town of Grant should explore how intergovernmental cooperation with surrounding towns and Chippewa County might help to meet the Town's goals, objectives, and policies. We should continue to explore road maintenance options to efficiently use staff and equipment.

.Existing or potential Areas of Intergovernmental Conflict

At present, the Town has no conflicts with other governmental units.

Process to Resolve Conflicts

Sometimes the Town addresses intergovernmental issues and finds out that neighboring communities have different visions and ideas. Many techniques exist to resolve conflicts, and the Town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, is settled faster, and costs less than a prolonged lawsuit.

If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques:

- Binding arbitration
- Non-binding arbitration
- Early neutral evaluation.
- A focus group
- A mini-trial
- A moderated settlement conference
- A summary jury trial

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be easier in the long run to prevent disputes, avoiding the time, trouble, and expense of resolving the dispute by maintaining open communication. Presently no conflicts exist with other governmental units. Unwritten but enduring agreements between other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

LAND USE

Basic Objectives

- Prepare existing land use map
- Identify contaminated sites
- Identify conflicts

20-year projections

Existing Conditions

The existing Land Use map was generated by analyzing demographic data related to development. It shows the patterns of development up the time that the map was generated. It is probably already inaccurate since development is a constant force at work changing the landscape, but the importance of the map isn't its accuracy, rather the patterns and types of development that have occurred. Grant is a large township with some large farm fields, which lend themselves to large scale agricultural operations. Housing development is the other major land use that shows up on the map. Because of its proximity the Village of Colfax, Menomonie, and the Red Cedar River, Grant has experienced residential development mainly around its perimeter. However, Grant is zoned A-1 and is intent on maintaining as much land in agriculture as possible. Housing starts in the A-1 district require 35 acres. There have not been large scale developments and given the Town's position regarding maintaining A-1 the likelihood of this changing is not anticipated. The following chart is a statistical look at the various land uses within the township.

Land Use Summary

Total acres in the Town is 23,954.9

	Total Parcels	Improved Parcels	Total Acres
General Property			
Residential	124	114	268.95
Commercial	0	0	0
Manufacturing	0	0	0
Agricultural	572	0	13,611.17
Swamp & Waste	345	0	1,314.35
Forest	385	0	6,959.6
Other	66	65	131.56
Total	1,492	179	22,312.63
Woodland Tax			
Private Forest	6	0	240
Managed Forest Open	18	0	362.78
Managed Forest Closed	39	0	978.01
Total	63	0	1,580.79
Exempt Property			
Federal	0	0	0
State	7	0	0
County	5	0	13.55
Other	10	0	47.93
Total	15	0	61.48

Contaminated Sites

None exist within the township

Redevelopment Opportunities

The Town is basically agricultural in nature. It is a rural environment. There are no incorporated areas other than the sanitary district, no blighted neighborhoods and no

abandoned commercial/industrial sites. There are no traditional redevelopment opportunities. Redevelopment in rural areas happens as farmland is converted to non-farm uses.

Land Use Conflicts

Land use conflicts occur as different land uses are placed or are planned to be placed close to or next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict they can have significant impacts on a community's quality of life and land values. Conflicts can also affect future land use development patterns. Elected officials and the general population have identified no land use conflicts.

Future Conditions

Population Projections:

Given the current household size and the projected populations by 2025 the Town expects to see the number of households increase from 147 to 159, an increase of 8%.

Preferred Land Use Map

The Preferred land Use Map represents the patterns of development that the town wants to see over the next twenty years. It mainly deals with the two land uses, residential and agricultural development. These uses represent both the negative and positive aspects of citizens concern for "Protecting Agricultural Land" and "Preserving Rural Character." The Town is currently zoned A1, and the community wants to remain zoned A1. Consequently, the existing Land Use Map is also our Preferred Land Use Map.

Important agricultural lands in Grant are identified through the zoning district A-1. These areas represent agricultural lands that are of a higher agricultural value to the township because of their soil type parcel size, proximity to other farm land, and or potential for irrigation. However, managing these lands will become an issue in the future. Dunn County is currently working on language and a process to evaluate and manage lands of significant agricultural value. In the future these lands will be managed at either the local or county level.

Future Boundaries and Extensions of Public Utilities and Community Facilities

An incorporated village or city does not border the town and so public utility extensions, sewer and water are not possible.

IMPLEMENTATION

The objective of the plan as a whole is to meet the goals. The goals cross over into other elements of the plan. Therefore, in order to achieve a goal the objectives also must cross over. To meet the goals set forth in the plan the Town Board should use the following process to organize and implement its goals.

The Town of Grant Comprehensive Plan provides recommendations for rural development and open space preservation objectives. This section identifies the mechanisms to implement those recommendations such as zoning, subdivision controls, ordinance development and local informational opportunities.

Community Cooperation

Community cooperation is the educational and communication tool available to the town to help it analyze the need and importance of zoning and local ordinances. Through community cooperation the town can stay informed about local and county concerns and educate its citizens about development issues. Community cooperation could lead to a local ordinance, a local ordinance change, to new zoning districts, or to revisions in existing districts. Community cooperation is also the mechanism to encourage intergovernmental cooperation. For example, the Plan Commission, sub-committee or Town Board could develop educational/ informational program(s). They could create prototypes with production and distribution cost-estimates. Final action would rest with the Town Board to approve or reject the educational/informational program(s).

County Ordinances

Most local units of government rely on the Dunn County Comprehensive Ordinances as tools to implement their plan. The County's comprehensive ordinances regulate subdivisions, storm water, and erosion control, and zoning. Of those ordinances, zoning is the strongest tool to regulate the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. It can be used to control the development density in each area so the property can be adequately served with governmental facilities such as street, school, recreation and utility systems. Zoning directs growth into appropriate areas while protecting existing property by requiring new development to provide adequate light, air and privacy to the citizenry within the community. Zoning ordinances usually contain several different zoning districts such as agricultural, conservancy, residential, commercial, and industrial. They also indicate specific permitted uses within each district and establish minimum lot sizes, maximum building heights, and setback requirements.

The Town of Grant is currently participating in Dunn County Comprehensive Zoning. The county is rewriting its zoning ordinance to reflect current development patterns and practices. The county is working closely with the towns to get input for the current revisions and to identify areas to consider for the planned new zoning ordinance.

The Town's Comprehensive Plan and recommendations will be reviewed against the county zoning ordinance. If inconsistencies between the Town's plan and county zoning are discovered, the Town Board will request the County to make zoning ordinance revisions to be consistent with the plan. For example, the Town Board could request the Plan Commission to draft language amendments to an existing county ordinance or to draft language for a new ordinance or zoning district. When that process is completed, the Plan Commission sends an approval recommendation to the Town Board. Once the Town Board agrees with the recommendation it sends the request to the county to the county. When the request reaches the county it follows the county amendment process.

Since the recommendations of the Town Comprehensive Plan are long range, it is important to understand that some areas of the plan will not be developed for a number of years. Consequently, county-zoning districts may not need to be changed immediately to reflect the Town's comprehensive plan and should be changed incrementally. Zoning should always be consistent with appropriate use of the land.

Local Ordinances

Other common implementation tools available to the Town Board are local ordinances such as subdivision ordinances and site plan review. The Town currently has some local ordinances in place. The Town Board will review its ordinances against the comprehensive plan, county zoning ordinance and state statutes, and if inconsistencies are discovered, they will make necessary ordinance revisions. For example, the Town Board could request the Plan Commission to draft language amendments to an existing ordinance or to draft language for a new ordinance. When completed, the Plan Commission would send an approval recommendation to the Town Board. If the Town Board disagrees with the recommendation, it will be sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the Plan Commission recommendation, it either amends the existing ordinance or it adopts the new ordinance. If the Town Board were to adopt additional ordinances, such as a subdivision ordinance, the comprehensive plan, county ordinances, and state statutes will be used as guides.

Control of land divisions is of particular importance, since decisions regarding the subdivision of land are some of the first official activities involving public policy as it relates to new development. Chapter 236 of the Wisconsin Statutes sets forth minimum platting standards. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236.

Preserving rural character and creating a sense of community are important issues that are connected to the visual characteristics of the town. When the Town Board adopted Village Powers it received the power to create a site plan review process. Site plan review can deal with the general principles of housing placement or it can deal with very specific site planning standards.

The Plan Commission would draft language amendments to existing ordinances, or it would draft language for a new ordinance. It would send a recommendation to the Town Board to approve the draft. If the Town Board disagrees with the recommendation, it will be sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the recommendation it will either amend the existing ordinance or adopt the new ordinance.

Implementation Process

This plan looks twenty years into the future. The purpose of the plan is not to solve local issues but to identify patterns and trends and provide direction for the town. The recommended direction for the Town Board to follow is in the form of goals and objectives. Since the plan looks at the next twenty years, it is possible that not all of the goals will be implemented right away. Some goals may have prerequisites that mean that another goal or other action might have to be completed before they can be undertaken. Some goals may have a higher priority while others may need additional resources. The most important issue regarding implementation isn't the goals and objectives but rather a clear process defining a beginning, middle, and an end of particular goals and objectives.

To begin the implementation process requires one of the following actions by the Town Board;

1. Town Board acts independently and implements the goal.
2. The Town Board passes the goal to the Plan Commission for their recommendation.

If the Plan Commission becomes involved they have two options open to them;

1. Act, using only Plan Commissioners.
2. Form sub-committees with Plan Commission involvement.

Regardless of which option is exercised the first step of the implementation process should involve community cooperation. In this initial step focus groups, affected users, and or landowners, local and regional officials, experts, consultants and interested citizens are invited to attend informational meetings.

At these initial meetings the goal and its objectives are presented to the group. Its merits and effects on each attendee are discussed and if necessary the Plan Commission forms a sub-committee. From there meeting schedules and agendas are set.

Meetings are held to

- Identify other user/ focus groups that may be affected and invite them to a meeting.
- Compare the goal and its objectives to applicable local and county ordinances.
- Identify ordinance/ user conflicts.
- Identify conflict resolution options.
- Identify resources required for each option.
- Develop an action plan.
 - State desired outcome.
 - Frame each resolution option.
 - Recommend preferred implementation tool(s)
 - Develop educational/ informational program(s)
 - Develop or amend local ordinance(s)
 - Develop or amend county ordinance(s)

If a sub-committee develops the action plan, it is offered to the Plan Commission. If the Plan Commission disagrees with the action plan, it is sent back with revision instructions. Once the Plan Commission agrees with the action plan it sends a recommendation to the Town Board to approve the action plan. If the Town Board disagrees with the recommendation, it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the Plan Commission recommendation it adopts the action plan and implements the action plan. This implementation process provides a basic framework for future town officials to follow when addressing the goals and objectives.

Goals and Objectives

The Town of Grant is under Dunn County Comprehensive Zoning. Primarily the town is zoned A1, Exclusive Agriculture; this zone requires a minimum of 35 acres for a residential building site. In the past the town has worked very hard to preserve the rural character and agricultural lifestyle. With regard to Farmland Consolidation the Town prefers a five acre parcel. Generally the town has not supported rezone requests. In order to maintain important farmland and to preserve rural character it is a strong recommendation of this plan for the town to remain primarily A1 and to continue to work to keep as much of the town as possible as A1.

A goal is a long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were developed to their fullest extent. The goals are the Town's desired destination.

Through the use of visioning sessions, citizen opinion survey, reviewing inventory data and other community input, the Plan Commission accomplished development of

goals. The goals are to be used as guidelines for making development policies and decisions towards achieving the most desirable community growth. Over time the Commission created the following goals based on the information gathered from the survey.

GOAL: Preserve the Red Cedar River from development.

Objectives:

- Retain minimum lot size for housing
- Discourage business activities that may pollute, change or otherwise harm the river.
- Preserve the river for it's recreational value.

GOAL: Protect the Rural Character of the Township (Questions: 14, 18, 28).

Objectives:

- Retain Exclusive Agricultural Zoning with a minimum parcel size of 35 acres to build a residence (Questions: 19, 24, 25, 27 and 28).
- Recommend prospective builders meet with the Town Board to discuss the placement of a home, driveway specifications, and the expectations of the community and the Town Board.
- Publish an Informational Brochure on the Community's Beliefs, Values, and Culture to Convey the Expectations of Being Part of the Community.

GOAL: Keep Farms Viable (Questions 1 and 2).

Objectives:

- Promote all types of Agriculture.
- Encourage and Promote Additional Means of Farm Income.
- Encourage Landowners to Implement Soil and Water Conservation Plans.
- Allow farmers to Make Investments in Their Operations to Remain Competitive in Their Operations.
- Allow People the Freedom to be Creative.

GOAL: Preserve Productive Farmland for Continued Agricultural Use (Questions 1, 2, 5, 8 and 9).

Objectives:

- Define "Important Farmland" according to the Land Evaluation (LE) portion of the USDA-NRCS Land Evaluation and Site Assessment Program (LESA). See "Important Farmland Maps."
- Prevent Land Divisions on Important Farmland (Questions 8 and 9).
- Retain Exclusive Agricultural Zoning with a Minimum Parcel Size of 35 acres to Build a Residence (Questions 19, 24 and 25).
- Recommend that Residences be Located to Protect Farmland (Questions 23 and 33). This Committee would prefer that people build on the edges rather than in the middle of a field.
- Publish an Informational Brochure on the Community's Beliefs, Values and Culture to Convey the Expectations of Being Part of Our Community.

- Work cooperatively with Dunn County to achieve NR151 and ATCP50 performance standards.

Integration

In order to meet the goals and objectives laid out in the Implementation element, portions of other planning elements may come into play. While some of the goals are specific to a particular element, achieving the goal may require a much broader outlook. The driving force behind this whole process has been a comprehensive analysis of the community's desires. As the town begins to implement its goals it should comprehensively assess the impact the objectives will have on the rest of the plan.

Plan Monitoring and Update

The plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that elapses between the adoption of the plan and the need to update it depends on new conditions and issues that demand a plan update. The Town of Grant will monitor the progress of plan implementation and evaluate it against changing conditions on at least five year intervals or as changes warrant.

APPENDIX A

TOWN OF GRANT COMPREHENSIVE LAND USE PLAN SUMMARY OF CITIZEN OPINION SURVEY AGRICULTURE, NATURAL AND CULTURAL RESOURCES

Results Regarding Agriculture and Natural Resources

- Question 1: We need to preserve prime farmland for agricultural purposes. 83.7% agreed with this statement; 14.0% disagreed; and 2.3% had no response.
- Question 2: The Town of Grant should preserve as much prime farmland as possible. 79.2% agreed with this statement; 17.4% disagreed; and 3.4% had no response.
- Question 3: A landowner or farmer should have the right to sell his/her farmland for purposes other than farming. 69.1% agreed with this statement; 24.2% disagreed; and 6.7% had no response.
- Question 4: There should be a limit as to how many animal units can exist on a farm. 55.6% agreed with this statement; 39.3% disagreed; and 5.1% had no response.
- Question 5: Productive farmland should not be converted to non-farm uses. 54.5% agreed with this statement. 38.8% disagreed; and 6.7% had no response.
- Question 6: Corporate farms should not be encouraged to buy land in the Town of Grant. 62.9% agreed with this statement. 30.9% disagreed and 6.7% had no response.
- Question 7: There is a conflict between farms and non-farm neighbors regarding dust, Noise, and odors. 32.6% agreed with this statement; 60.7% disagreed; and 6.7% had no response.
- Question 8: Agricultural land should not be used for residential housing purposes. 52.8% agreed with this statement; 40.4% disagreed; and 6.8% had no response.
- Question 9: Agricultural land should not be used for commercial/industrial purposes. 63.5% agreed with this statement; 29.2% disagreed; and 7.3% had no response.
- Question 10: More single family housing is needed in the Town of Grant. 40.0% agreed with this statement; 55.6% disagreed; and 4.4% had no response.
- Question 11: There is a need for affordable start up types of homes for young families. 41.6% agreed with this statement; 51.7% disagreed and 6.7% had no response.

- Question 12: There are too many mobile homes in the Town of Grant. 43.8% agreed with this statement; 50.6% disagreed; and 5.6% had no response.
- Question 13: Town of Grant should dictate the minimum size of a lot for rural housing. 75.8% agreed with this statement; 21.9% disagreed; and 2.3% had no response.
- Question 14: Current minimum lot size of 35 acres preserves the rural character of the Town of Grant. 64.6% agreed with this statement; 32.0% disagreed; and 3.4% had no response.
- Question 15: What should be the minimum lot size for single family homes in the Town of Grant? 165 responses were received. 12 respondents (6.7%) selected 1 acre; 15 respondents (8.4%) selected 3 acres; 40 respondents (22.5%) selected 5 acres; 19 respondents (10.7%) selected 10 acres; 77 respondents (43.3%) selected 35 acres; 1 respondent (0.6%) selected 20 acres; and 1 respondent (0.6%) selected 40 acres.
- Question 16: What kind of housing development should be allowed in the Town of Grant? 242 responses were received. 154 respondents (86.5%) selected single family; 23 respondents (12.9%) selected cluster housing; 17 respondents (9.6%) selected subdivisions; 37 respondents (20.8%) selected duplexes; 10 respondents (5.6%) selected apartments; and 1 respondent (0.6%) selected condominiums.
- Question 17: The Town of Grant should create an ordinance regulating minimum housing standards. 71.9% agreed with this statement; 24.2% disagreed; and 3.9% had no response.
- Question 18: The Red Cedar River should be protected from development. 82.6% agreed with this statement; 14.6% disagreed; and 2.8% had no response.
- Question 19: The current zoning law serves the Town of Grant well. 60.1% agreed with this statement; 28.1% disagreed; and 11.8% had no response.
- Question 20: Landowners should be allowed to sell their land to whomever they choose, regardless of how the land will be used. 42.7% agreed with this statement; 49.4% disagreed; and 7.9% had no response.
- Question 21: Business/commercial development should be allowed only in designated places. 84.3% agreed with this statement; 12.9% disagreed; and 2.8% had no response.
- Question 22: Agri-business development should be allowed only in designated places. 76.4% agreed with this statement; 18.5% disagreed; and 5.1% had no response.
- Question 23: What roles should elected officials in the Town of Grant play in land use? 98 respondents (55.1%) checked educational; 127 respondents (71.3%) checked advisory; 102 respondents (57.3%) checked regulatory; and only

10 respondents (5.6%) checked no role. Respondents were allowed to select none, all, or any combination.

Question 24: I am satisfied with the way things are happening in the Town of Grant regarding land use and growth. 62.4% agreed with this statement; 20.2% disagreed; and 17.4% had no response.

Question 25: Existing land use regulations have a negative effect on the value of my property. 30.9% agreed with this statement; 57.9% disagreed; and 11.2% had no response.

Question 26: Land use regulations, governing development in the Town of Grant, should be more restrictive. 25.8% agreed with this statement; 59.6% disagreed; and 14.6% had no response.

Question 27: Land use policies and regulations should be relaxed so that development can respond more freely to market conditions. 33.1% agreed with this statement; 55.6% disagreed; and 11.3% had no response.

Question 28: Land use policies and regulations should emphasize preserving the rural and agricultural character of the Town of Grant. 76.4% agreed with this statement; 14.0% disagreed; and 9.6% had no response.

Question 29: More should be done to preserve wildlife and wildlife habitat in the Town of Grant. 53.9% agreed with this statement; 37.1% disagreed; and 9.0% had no response.

Question 30: The Town of Grant should regulate land use to protect wildlife areas. 52.8% agreed with this statement; 37.6% disagreed; and 9.6% had no response.

Question 31: There is a problem with contamination of groundwater in the Town of Grant. 15.2% agreed with this statement; 66.3% disagreed; and 18.5% had no response.

Question 32: There is a problem with pollution of the rivers and streams in the Town of Grant. 30.9% agreed with this statement; 56.2% disagreed; and 12.9% had no response.

Question 33: Trees and open spaces are more important to me than neighboring houses. 74.2% agreed with this statement; 15.7% disagreed; and 10.1% had no response.

Question 34: It is important to preserve woodlands and environmentally sensitive areas in the Town of Grant. 80.3% agreed with this statement; 11.8% disagreed; and 7.9% had no opinion.

Question 35: Commercial open pit mining (gravel pits) should be allowed to operate in the Town of Grant. 32.6% agreed with this statement; 60.7% disagreed; and 6.7% had no opinion.

Question 36: Salvage or junkyards should be allowed to operate in the Town of Grant. 15.7% agreed with this statement; 76.4% disagreed; and 7.9% had no response.

Question 37: More parks, recreational areas and open areas are needed in the Town of Grant. 27% agreed with this statement; 64.6% disagreed; and 8.4% had no response.

Question 38: I would be willing to pay taxes to expand or improve public lands in the Town of Grant. 23.0% agreed with this statement; 71.3% disagreed; and 5.7% had no response.

Question 39: Traffic is increasing on the roads in the Town of Grant. 66.9% agreed with this statement; 23.0% disagreed; and 10.1% had no response.

Question 40: The roads in the Town of Grant are adequate to meet my needs. 81.5% agreed with this statement; 14.0% disagreed; and 4.5% had no response.

Question 44: Why do you live where you do? 70 respondents (39.3%) live on a farm; 42 (23.6%) checked the reasonable cost of housing; 41 (23.0%) were born and raised here; 28 (15.7%) checked easy access to work; 90 (50.6%) checked it is a safe area to live; 67 (37.6%) checked good school district; and 109 (61.2%) checked pleasant surroundings (scenery and rural nature).

Question 46: I am satisfied with the way the Town of Grant is handling its solid waste and recycling. 85.4% agreed with this statement; 11.8% disagreed; and 11.2% had no response.

Please refer to maps and appendixes for further information.

The responses to the above questions indicate, to this committee, that our residents not only agree philosophically that it is important to protect prime farmland but also that it is important to protect prime farmland in our township.

The survey indicates the community does not support “factory” farms. In addition, they are much more tolerant of agricultural crops than of large animal operations.

They do, however, believe landowners should have the right to sell land for purposes other than farming. Sale should not, however, be for industrial or commercial purposes. Residential building is all right providing it meets certain conditions. This is indicated from their support of our current “Exclusive Agricultural Zoning” Ordinance. One of these conditions is a minimum acreage. A large number of respondents felt 35 acres is the appropriate minimum acreage. It is the Ag Committee’s feeling that as long as the Township remains in “Exclusive Agricultural Zoning” we will avoid farm and non-farm conflicts. The majority (60.1%) support the current exclusive agricultural zoning.

There is a strong consensus that the people want to keep the rural character of the township.

The Agriculture, Natural and Cultural Subcommittee, in conjunction with the Dunn County Land Conservation Division of the Planning, Resources and Development Department and the USDA-Natural Resources Conservation Service, utilized a program called LESA (Land Evaluation and Site Assessment) to assist in identifying our highly

productive and medium productive agricultural land, which we recommend we protect for the long term agricultural viability of the township and surrounding communities.

The Land Evaluation and Site Assessment Program was developed by the USDA-NRCS in collaboration with land use planners from Arizona State University and Oregon State University. It is a numeric rating system for scoring sites to help in formulating policy or making land-use decisions on farmlands. The system is designed to take into account both soil quality and other factors affecting a site's importance for agriculture.

LESA is an analytical tool, not a farmland protection program. Its role is to provide systematic and objective procedures to rate and rank sites for agricultural importance in order to help officials make decisions.

Soil quality factors are grouped under Land Evaluation (LE). The other factors are grouped under Site Assessment (SA). The SA factors are of three types: non-soil factors related to agricultural use of a site, factors related to development pressures, and other public values of a site.

For purposes of our initial recommendations, we used the "LE" portion of the equation. We will continue to work with Dunn County on the site assessment factors, since this will eventually become a countywide system. In order for this to be completed, the site assessment factors must be agreed upon by the towns and then field tested to verify its accuracy.

The Land Evaluation (LE) component of the Land Evaluation Site Assessment System rates the soil-based qualities of a site for agricultural use. The factors used to determine agricultural land evaluation for the Town of Grant were developed by the Natural Resources Conservation Service (NRCS) with cooperation from the Dunn County Land Conservation Office. The ratings were based on information from, "Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands", Second Edition, published by the Soil and Water Conservation Society (1996). The maximum "LE" score is 100 points.

The factors used to determine those soils that are of high or medium agricultural productivity and are of importance to the continued future of farming in the Town of Grant include: Prime Farmland-this is land that has the best combination of physical and chemical properties for the production of crops. Soil properties evaluated to determine prime farmland class include wetness, flooding, permeability, stoniness, reaction, erodibility, and available water capacity. This factor accounted for 10% of our "LE" score. The second item we considered was agricultural productivity for corn production. The per acre yield, in bushels, was assigned a relative score in comparison to the most productive soil in the County. This yield data represented 45% of the total score. The final criterion was the Land Capability Class. This indicates the relative degree of management concerns or limitations for agricultural use. Soils are ranked on a scale of 1 (slight limitations) to 8 (most severe limitations, based on the severity of wetness or erosion concerns, or climatic or root zone limitations). Generally, soils with a capability class greater the 4 are poorly suited for agricultural production. This score represented 45% of the total score.

These factors were combined to produce a final score of "0" to "100". Scores were then divided into "LE" groups. Groups 1 and 2 were considered of high agricultural importance. "LE" group 3 was considered of medium importance and "LE" groups 4 through 8 were considered unimportant.

Although there are areas of group 4 through 8 soils within those areas recommended for protection, which is unavoidable, they must be included if large blocks are to be protected. Large blocks are necessary to avoid farm/non farm conflicts such as smells, dust, noise, and the application of manure, fertilizers, pesticides and insecticides.

RECOMMENDED GOALS AND OBJECTIVES

GOAL: Protect the Rural Character of the Township (Questions: 14, 18, 28).

Objectives:

- Retain Exclusive Agricultural Zoning with a minimum parcel size of 35 acres to build a residence (Questions: 19, 24, 25, 27 and 28).
- Recommend prospective builders meet with the Town Board to discuss the placement of a home, driveway specifications, and the expectations of the community and the Town Board.
- Publish an Informational Brochure on the Community's Beliefs, Values, and Culture to Convey the Expectations of Being Part of the Community.

GOAL: Keep Farms Viable (Questions 1 and 2).

Objectives:

- Promote all types of Agriculture.
- Encourage and Promote Additional Means of Farm Income.
- Encourage Landowners to Implement Soil and Water Conservation Plans.
- Allow farmers Must be Willing and Able to Make Investments in Their Operations to Remain Competitive in Their Operations.
- Allow People the Freedom to be Creative.

GOAL: Preserve Productive Farmland for Continued Agricultural Use (Questions 1, 2, 5, 8 and 9).

Objective:

- Define "Important Farmland" according to the Land Evaluation (LE) portion of the USDA-NRCS Land Evaluation and Site Assessment Program (LESA). See "Important Farmland Maps".
- Prevent Land Divisions on Important Farmland (Questions 8 and 9).
- Retain Exclusive Agricultural Zoning with a Minimum Parcel Size of 35 acres to Build a Residence (Questions 19, 24 and 25).
- Recommend that Residences be Located to Protect Farmland (Questions 23 and 33). This Committee would prefer that people build on the edges rather than in the middle of a field.
- Publish an Informational Brochure on the Community's Beliefs, Values and Culture to Convey the Expectations of Being Part of Our Community.

APPENDIX B

**Town of Grant
Agriculture, Natural and Cultural Resources
Natural Resources Recommendations
September 15, 2004**

Natural resources often define the features of a local community. In the Town of Grant, the Red Cedar River and scenic bluffs along with its productive soils, large woodlots, pure and abundant groundwater, wooded hillsides and abundant wildlife, all help to define the rural character that the residents hold so dear.

Soil, water and air are primary resources which sustain all life. Secondary resources such as fish, forestry, and wildlife increase the quality of life. The old saying, "Treat the earth well; remember that it was not given to us by our parents...but was lent to us by our children", is an important premise on which to plan for the protection of natural resources.

The Natural Resources Committee, with the help of the Dunn County Land Conservation Office and USDA-Natural Resources Conservation Service, defined, identified and mapped the significant resources of the Town of Grant. Those resources include its productive soils, surface water, water quality management areas, steep slopes, wetlands, areas that are occasionally and frequently flooded, woodlands that are greater than 10 acres, and nonmetallic mining deposits of sand and gravel.

Initial discussions regarding the Natural Resources Element focused on identifying resources that could be logically defined and then mapped. Resource professionals, such as a Soil Scientist, Biologist, Wildlife Manager and Forester, were asked how they would define certain resources and what made them environmentally significant or sensitive. The following is a list of the significant resources and their definitions:

Important Farmland: This land is necessary for the continuation of the production of food or fiber. This was defined strictly on the productivity of soils. It did not reflect whether it is currently being cropped or has a history of cropping. Three factors were considered: Whether it is considered to be prime farmland by the USDA-Natural Resources Conservation Service; Its Capability Class. Soils that were in Class I thru IV were considered as tillable. Class V thru VIII are wet or steep and stony; and, productivity for corn in relationship to the most productive soil in the county. Soils that could be irrigated were also included since they can be highly productive if they have adequate water.

Steep Slopes: These areas are subject to severe erosion from tillage, road construction, and home construction unless precautions are taken. Areas with slopes greater than 20% are considered as environmentally sensitive. This percent slope was chosen because, according to the Soil Scientist, slopes of this steepness make the soils much more unstable and difficult to engineer.

Wetlands: Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas. These are areas that have hydric soils (water at or near the surface through most of the growing season) and support hydrophytic vegetation (plants that thrive in wet conditions).

Floodplains: Floodplains are lands that are generally adjacent to creeks, rivers, lakes, and wetlands and that are susceptible to flood flow (floodway) or areas of slack water (flood fringe). For purposes of this plan, it includes areas which are subject to occasional or frequent flooding (based on soils).

Woodlands: Woodlands, for the purpose of this plan, are woodlots that are 10 acres or greater in size. This acreage was selected because this is the minimum

acreage that can be enrolled in the State's Managed Forest Program and loggers generally don't like to harvest acreages less than this.

Hydrology: Although hydrology refers to both surface and groundwater, for purposes of this plan and mapping, it refers to those rivers and streams which are designated on the 7.5 Minute USGS Topographic Maps. It includes the Red Cedar River, Trout Creek, Popple Creek, Running Creek, and several unnamed streams.

It is interesting to note that on the Citizen Opinion Survey, 82.6% of the people agreed that the Red Cedar River should be protected from development. This question ranked second, just behind the protection of Prime Farmland (which had 83.7% support). Although residents were split on whether there is a problem with pollution of the rivers and streams in the Town of Grant, they were very definitive in their decision that the Red Cedar River's scenic and natural beauty needs to be preserved. Dunn County initiated a Riverway Corridor Committee, in 2003, to study and make recommendations on protection of the River. They have drafted an ordinance and recommend it be incorporated in Dunn County's Revised Comprehensive Zoning Ordinance.

Fish: Although the Town of Grant has some trout streams, the Red Cedar River is its greatest fishery. The River provides a variety of warm water game fish such as walleye, small mouth bass, and northern pike. It is common for people to float the river and fish. This is a source of high quality recreation. This, perhaps, explains the concerns that residents have about development on the River.

It should be noted that Tainter Lake and the Red Cedar River above Tainter Lake suffer from high levels of mercury and are subject to consumption advisories.

Wildlife: All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The Town of Grant is blessed with a variety of wildlife because of the diversity of its natural resources.

The following types of wildlife are common in the Town of Grant: Big game such as deer and black bear; small game such as rabbits and squirrels; upland birds such as turkeys and ruffed grouse; a large variety of songbirds and waterfowl; birds of prey such as owls, red-tailed hawks and eagles; and, fur bearing animals such as raccoon, opossum, beaver, mink, red and gray fox, and coyote.

If the Town of Grant has a wildlife problem, it is not with maintaining populations but controlling them. Uncontrolled populations result in crop damage, car collisions, and nuisance problems. The greatest problems with controlling populations are a lack of access to private property and firearm safety issues that come with increasing development.

Fewer landowners allow hunting for a number of reasons. Regardless of the reason, it is impossible to manage and control wildlife populations without access to private property. If wildlife populations aren't properly managed, natural forces such as starvation, predation, and destruction of habitat or disease become the

limiting factor. It often takes years before populations recover from natural thinning.

All of these areas have, with the exception of woodlands, been mapped using the new digital Soil Survey provided by the USDA-Natural Resources Conservation Service.

Other Resources or Resource Issues

Groundwater: It is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, clay) or the crevices or fractures in rock. It is vital for all of us. We depend on its good quality and quantity for drinking, recreation, use in industry, and growing crops. It is also vital to sustaining the natural systems on and under the earth's surface.

Groundwater is a hidden resource. At one time, its purity and availability were taken for granted. Now, contamination and availability are becoming serious issues.

Although no specific maps are available at the town or county level showing groundwater, other than soils attenuation maps or groundwater elevations based on USGS topographic maps, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water. This is critical because what is done virtually in the "backyard" either keeps your groundwater pure or contaminates it.

Most groundwater contamination is first identified by nitrate tests since they are inexpensive and are a good indicator of other contaminants. Hopefully, better information will become available in the future.

Nonmetallic Mining Deposits: The Town of Grant has rich sand and gravel deposits along the Red Cedar River and its tributaries. These deposits can be found on outwash plains and have been identified and mapped using the new digital Soil Survey.

Endangered Resources: The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goals are to identify, protect, and manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

Wisconsin's Endangered Species are any species whose continued existence as a viable component of this State's wild animals or wild plants is determined by the Department of Natural Resources to be in jeopardy on the basis of scientific evidence.

Wisconsin's Threatened Species are any species which appears likely within the foreseeable future, on the basis of scientific evidence, to become endangered.

For a listing of “Endangered and Threatened Species”. Refer to the “Guide to Wisconsin’s Endangered and Threatened Plants” published by the Bureau of Endangered Resources, Wisconsin Department of Natural Resources (PUBL-ER-067).

Aquatic and Terrestrial Resources Inventory (ATRI) is a public and private partnership to gather, link, and make available, data that is used for decisions affecting Wisconsin’s landscape. The Wisconsin Department of Natural Resources is facilitating the identification, inventory, storage, and distribution of data relating to aquatic (water) and terrestrial (land) resources in Wisconsin. For a map and listing of rare and natural communities, see the appendix.

Invasive Plants: Invasive plants have become recognized in recent years as a major threat to the integrity of natural areas. These species have the ability to invade natural systems and proliferate, often dominating a community to the detriment and sometimes the exclusion of native species. Invasive species can alter natural ecological processes by reducing the interactions of many species to the interactions of only a few species.

Introduced species may compete directly with native species for nutrients, sunlight, and space, and compete indirectly by altering the food web of the physical environment. Invasive species may also prey on or hybridize with native species. Native species with limited population size or ecological range are particularly susceptible to displacement by aggressive exotic or translocated species. According to a 1996 report by the Nature Conservancy, invasive species have contributed to the population decline of 42 percent of threatened and endangered species in the U.S. Many also pose threats to agricultural areas, urban parks, yards, and roadsides.

Many exotic plant removal and control applications have been developed for agricultural, horticultural, and forest industries. They have focused on the use of intensive mechanical disturbance or chemical treatments. In natural areas, most of these applications are either not feasible or are detrimental to the ecological integrity of the area. For identification and control recommendations, please refer to the “Wisconsin Manual of Control Recommendations for Ecologically Invasive Plants” published by the Bureau of Endangered Resources, Wisconsin Department of Natural Resources.

In addition to Agriculture, Natural and Cultural Resources being a required element of a Comprehensive Plan, every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting the problems. The Towns Comprehensive Plans will be consolidated into Dunn County’s Land and Water Resource Management Plan. This plan must provide for an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail.

Performance Standards and Prohibitions

In order to accomplish the State's goals to improve water quality, the legislature has passed new runoff control rules which are administered by the Department of Natural Resources (NR 151) and the Department of Agriculture, Trade and Consumer Protection (ATCP 50). These rules became effective on October 1, 2002.

Under the New Rules:

For farmers who grow agricultural crops:

- Meet "T" (Tolerable Soil Loss) on cropped fields.
- Starting in 2005, follow a nutrient management plan designed to limit entry of nutrients into the waters of the State.

For farmers who raise, feed, or house livestock:

- No direct runoff from feedlots or stored manure into State waters.
- No unlimited livestock to shoreland areas where high concentrations of animals prevent the maintenance of adequate or self sustaining sod cover.
- Starting in 2005, follow a nutrient management plan when applying or contracting to apply manure to limit entry of nutrients into waters of the State.

For farmers who have or plan to build a manure storage structure:

- Maintain a structure to prevent overflow.
- Repair or upgrade a failing or leaking structure that poses an imminent health threat or violates groundwater standards.
- Close a structure according to accepted standards.
- Meet technical standards for newly constructed or substantially-altered structures.

For farmers with land in a water quality management area (300 feet from a stream, 1000 feet from a lake, or areas susceptible to groundwater contamination):

- Do not stack manure in unconfined piles.
- Divert clean water away from feedlots, manure storage areas, and barnyards located within these areas.

For construction sites that are more than 1 acre:

- Control 80% of the sediment load coming off the site. This law became effective March 10, 2003.
- Storm water runoff management plans that have a peak runoff discharge rate for the 2-year, 24-hour design storm must be maintained or reduced. For effective dates of the law, refer to NR151, Subchapter III, Non-Agricultural Standards.
- For residential land uses, that portion is either 90 percent of the pre-development infiltration volume or 25 percent of the post-development runoff from the 2-year, 24-hour storm. No more than 1 percent of the site would

have to be dedicated to meeting infiltration requirements. This will become effective March 10, 2005.

Committee Recommendations:

- Coordinate with the Dunn County Land Conservation Division to provide training on the Revised Universal Soil Loss Equation (RUSLE) and the importance of residue management and no till in controlling soil erosion.
- The Committee would like to see the re-establishment of grassed waterways as a high priority best management practice. This practice should be given a high priority for State and Federal cost sharing assistance.
- Coordinate with the Land Conservation Division to educate landowners on the advantages of participating in the Conservation Reserve Enhancement Program (CREP).
- Coordinate with the USDA-Natural Resources Conservation Service and the Dunn County Land Conservation Division to educate landowners and help them qualify for the Conservation Security program, so that when the Red Cedar River Basin is selected landowners can take advantage of the incentive payments.
- The Committee inventoried barnyards, manure storage facilities, unconfined manure stacks, and overgrazing within the Water Quality Management Area. The Committee would like to have Land Conservation Staff work with farmers to achieve compliance with NR 151.
- Work with all landowners living near streams to voluntarily participate in an "Adopt a Stream Program" to achieve the water quality goals within the Township. If all of the landowners living near a stream volunteer to participate as a group, they should be given priority for State and Federal cost sharing programs.
- Encourage woodland owners to work with the DNR Forester to remove those trees that are most likely to be defoliated and killed by a gypsy moth infestation, Dutch Elm disease, oak wilt, bark beetle, blister rust, and other woodland management problems.
- Work with the DNR Foresters to educate landowners about the Managed Forest Program.
- Work with the Department of Natural Resources, USDA-NRCS, and the Land Conservation Division to become aware of what plants are considered invasive and to learn about their control.
- Recommend educating landowners on the importance of allowing hunting to control wildlife populations.

- The majority of the residents (60.7%) oppose nonmetallic mining. This Committee wants the sandy outwash soils protected for farmland because of the cropping potential (if it is irrigated).

This narrative and accompanying maps will be forwarded to the Plan Commission for their review. We hope they find this information useful in the completion of the Comprehensive Plan.

APPENDIX C

Agriculture and Natural Resources Survey results

- Question 1: We need to preserve prime farmland for agricultural purposes. 83.7% agreed with this statement; 14.0% disagreed and 2.3% had no response.
- Question 2: The Town of Grant should preserve as much prime farmland as possible. 79.2% agreed with this statement; 17.4% disagreed and 3.4% had no response.
- Question 3: A landowner or farmer should have the right to sell his/her farmland for purposes other than farming. 69.1% agreed with this statement; 24.2% disagreed and 6.7% had no response.

- Question 4: There should be a limit as to how many animal units can exist on a farm. 55.6% agreed with this statement; 39.3% disagreed and 5.1% had no response.
- Question 5: Productive farmland should not be converted to non-farm uses. 54.5% agreed with this statement. 38.8% disagreed and 6.7% had no response.
- Question 6: Corporate farms should not be encouraged to buy land in the Town of Grant. 62.9% agreed with this statement. 30.9% disagreed and 6.7% had no response.
- Question 7: There is a conflict between farms and non-farm neighbors regarding dust, noise and odors. 32.6% agreed with this statement; 60.7% disagreed and 6.7% had no response.
- Question 8: Agricultural land should not be used for residential housing purposes. 52.8% agreed with this statement; 40.4% disagreed and 6.8% had no response.
- Question 9: Agricultural land should not be used for commercial/industrial purposes. 63.5% agreed with this statement; 29.2% disagreed and 7.3% had no response.
- Question 10: More single family housing is needed in the Town of Grant. 40.0% agreed with this statement; 55.6% disagreed and 4.4% had no response.
- Question 11: There is a need for affordable start up types of homes for young families. 41.6% agreed with this statement; 51.7% disagreed and 6.7% had no response.
- Question 12: There are too many mobile homes in the Town of Grant. 43.8% agreed with this statement; 50.6% disagreed and 5.6% had no response.
- Question 13: Town of Grant should dictate the minimum size of a lot for rural housing. 75.8% agreed with this statement; 21.9% disagreed and 2.3% had no response.
- Question 14: Current minimum lot size of 35 acres preserves the rural character of the Town of Grant. 64.6% agreed with this statement; 32.0% disagreed and 3.4% had no response.
- Question 15: What should be the minimum lot size for single family homes in the Town of Grant? 165 responses were received. 12 respondents (6.7%) selected 1 acre; 15 respondents (8.4%) selected 3 acres; 40 respondents (22.5%) selected 5 acres; 19 respondents (10.7%) selected 10 acres; 77 respondents (43.3%) selected 35 acres; 1 respondent (0.6%) selected 20 acres and 1 respondent (0.6%) selected 40 acres.
- Question 16: What kind of housing development should be allowed in the Town of Grant? 242 responses were received. 154 respondents (86.5%) selected single family; 23 respondents (12.9%) selected cluster housing; 17

respondents (9.6%) selected subdivisions; 37 respondents (20.8%) selected duplexes; 10 respondents (5.6%) selected apartments and 1 respondent (0.6%) selected condominiums.

Question 17: The Town of Grant should create an ordinance regulating minimum housing standards. 71.9% agreed with this statement; 24.2% disagreed and 3.9% had no response.

Question 18: The Red Cedar River should be protected from development. 82.6% agreed with this statement; 14.6% disagreed and 2.8% had no response.

Question 19: The current zoning law serves the Town of Grant well. 60.1% agreed with this statement; 28.1% disagreed and 11.8% had no response.

Question 20: Landowners should be allowed to sell their land to whomever they choose, regardless of how the land will be used. 42.7% agreed with this statement; 49.4% disagreed and 7.9% had no response.

Question 21: Business/commercial development should be allowed only in designated places. 84.3% agreed with this statement; 12.9% disagreed and 2.8% had no response.

Question 22: Agri-business development should be allowed only in designated places. 76.4% agreed with this statement; 18.5% disagreed and 5.1% had no response.

Question 23: What roles should elected officials in the Town of Grant play in land use? 98 respondents (55.1%) checked educational; 127 respondents (71.3%) checked advisory; 102 respondents (57.3%) checked regulatory and only 10 respondents (5.6%) checked no role. Respondents were allowed to select none, all or any combination.

Question 24: I am satisfied with the way things are happening in the Town of Grant regarding land use and growth. 62.4% agreed with this statement; 20.2% disagreed and 17.4% had no response.

Question 25: Existing land use regulations have a negative effect on the value of my property. 30.9% agreed with this statement; 57.9% disagreed and 11.2% had no response.

Question 26: Land use regulations, governing development in the Town of Grant, should be more restrictive. 25.8% agreed with this statement; 59.6% disagreed and 14.6% had no response.

Question 27: Land use policies and regulations should be relaxed so that development can respond more freely to market conditions. 33.1% agreed with this statement; 55.6% disagreed and 11.3% had no response.

Question 28: Land use policies and regulations should emphasize preserving the rural and agricultural character of the Town of Grant. 76.4% agreed with this statement; 14.0% disagreed and 9.6% had no response.

Question 29: More should be done to preserve wildlife and wildlife habitat in the Town of Grant. 53.9% agreed with this statement; 37.1% disagreed and 9.0% had no response.

Question 30: The Town of Grant should regulate land use to protect wildlife areas. 52.8% agreed with this statement; 37.6% disagreed and 9.6% had no response.

Question 31: There is a problem with contamination of groundwater in the Town of Grant. 15.2% agreed with this statement; 66.3% disagreed and 18.5% had no response.

Question 32: There is a problem with pollution of the rivers and streams in the Town of Grant. 30.9% agreed with this statement; 56.2% disagreed and 12.9% had no response.

Question 33: Trees and open spaces are more important to me than neighboring houses. 74.2% agreed with this statement; 15.7% disagreed and 10.1% had no response.

Question 34: It is important to preserve woodlands and environmentally sensitive areas in the Town of Grant. 80.3% agreed with this statement; 11.8% disagreed and 7.9% had no opinion.

Question 35: Commercial open pit mining (gravel pits) should be allowed to operate in the Town of Grant. 32.6% agreed with this statement; 60.7% disagreed and 6.7% had no opinion.

Question 36: Salvage or junkyards should be allowed to operate in the Town of Grant. 15.7% agreed with this statement; 76.4% disagreed 7.9% had no response.

Question 37: More parks, recreational areas and open areas are needed in the Town of Grant. 27% agreed with this statement; 64.6% disagreed and 8.4% had no response.

Question 38: I would be willing to pay taxes to expand or improve public lands in the Town of Grant. 23.0% agreed with this statement; 71.3% disagreed and 5.7% had no response.

Question 39: Traffic is increasing on the roads in the Town of Grant. 66.9% agreed with this statement; 23.0% disagreed and 10.1% had no response.

Question 40: The roads in the Town of Grant are adequate to meet my needs. 81.5% agreed with this statement; 14.0% disagreed and 4.5% had no response.

Question 44: Why do you live where you do? 70 respondents (39.3%) live on a farm; 42 (23.6%) checked the reasonable cost of housing; 41 (23.0%) were born and raised here; 28 (15.7%) checked easy access to work; 90 (50.6%) checked it is a safe area to live; 67 (37.6%) checked good school district

and 109 (61.2%) checked pleasant surroundings (scenery and rural nature).

Question 46: I am satisfied with the way the Town of Grant is handling its solid waste and recycling. 85.4% agreed with this statement; 11.8% disagreed and 11.2% had no response.

Economic Development Survey Results

1. We need to preserve prime farmland for agricultural purposes. 83.7% of those responding felt that prime farmland should be preserved for agricultural purposes.
2. Grant should preserve as much prime farmland as possible. 79.2% of those responding felt farmland should be preserved.
5. Productive farmland should not be converted to non-farm uses. 54% of those responding felt productive farmland should not be converted to non- farm uses.
6. Corporate farms should not be encouraged to buy land in Grant. 54.5% of those responding felt that corporate farms should not be encouraged to locate in the town.
8. Agriculture land should not be used for residential housing purposes. 52.8% of those responding felt ag land should not be used for residential use.
9. Agriculture land should not be used for commercial/industrial purposes. 63.5% of those responding felt ag land should not be used for commercial/industrial uses.
13. Grant should dictate the minimum size of a lot for rural housing. 75.8% of those responding felt the town should regulate lot size.
14. Current minimum lot size of 35 acres preserves the rural character of the Town of Grant. A majority of those responding felt 35 acres preserves the rural character of the town.
18. The Red Cedar River should be protected from development. 82.6 % of those responding agree that the river should be protected.
19. The current zoning serves the Town of Grant well. 60.1% of those responding agree that current zoning serves their needs.
21. Business/commercial development should be allowed only in designated places. 84.3% of those responding agree with this statement.
22. Agri-business development should be allowed only in designated places. 76.4% of those responding want ag business development in designated areas.
24. I am satisfied with the way things are happening in Grant regarding land use and growth. 62.4% of those responding are satisfied
26. Land use regulations, governing development in Grant, should be more restrictive. 25.8% of those responding agree that regulations should be more restrictive.
27. Land use policies and regulations should be relaxed so that development can respond more freely to market conditions. 33.2% of those responding believe regulations should be relaxed to encourage development.
28. Land use policies and regulations should emphasize preserving the rural and agricultural character of Grant. 76.4% of those responding agree with this statement.
35. Commercial open pit mining (gravel pits) should be allowed to operate in Grant.

32.6% of those responding felt that commercial gravel pits should be allowed in the town.

36. Salvage or junkyards should be allowed to operate in Grant. 15.7% of those responding felt that junk or salvage yards should be allowed in the town.

APPENDIX D

MAPS

The following maps are included and referenced as follows;

Map 1 (Zoning) details the existing zoning classifications

Map 2 (Steep Slopes) locates steep slopes

Map 3 (Woodlots) locates wooded areas 10 acres in size or greater

Map 4 (Wetlands) locates wetland areas based on soil characteristics

Map 5 (Water Quality Management Areas and Frequently Flooded)

Map 6 (Soil Productivity) delineates soils by classes

EXISTING ZONING **Town of Grant** **Dunn County, Wisconsin**



Zoning

- Exclusive Ag
- Agricultural
- Ag Residential
- Commercial
- Restricted Commercial
- Industrial
- Residential 1
- Residential 2
- Rural Housing
- Shoreland Recreational
- Non-Taxed

TRANSPORTATION

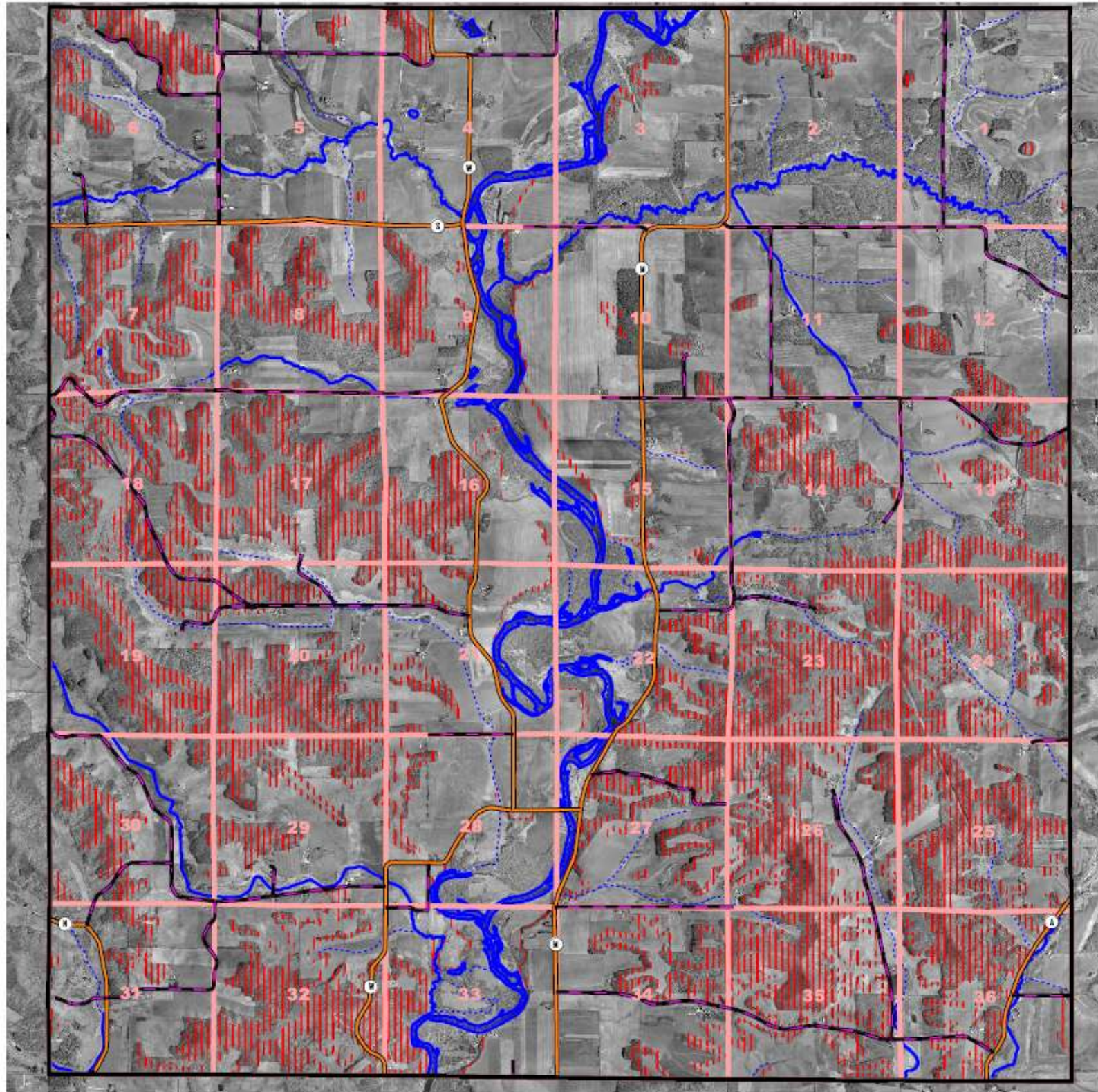
- Interstate
- Federal
- State
- County
- Town

- Sections
- Hydrology

2004 Photography

January, 2005

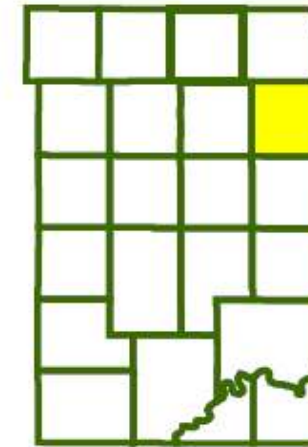





2 0 2 Miles






STEEP SLOPES

Town of Grant
Dunn County, Wisconsin



 Slopes Greater Than 20 Percent

TRANSPORTATION

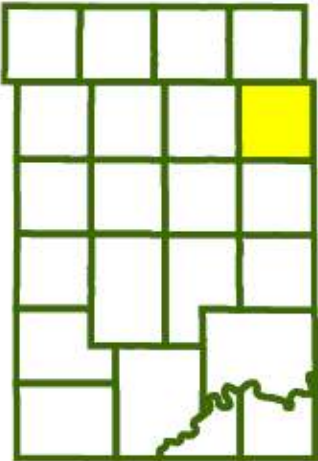
 Interstate
 Federal
 State
 County
 Town


 Sections
 Hydrology

2004 Photography






January, 2005

WOODLOTS GREATER THAN 10 ACRES Town of Grant Dunn County, Wisconsin




 Woodlots Greater Than 10 Acres

TRANSPORTATION

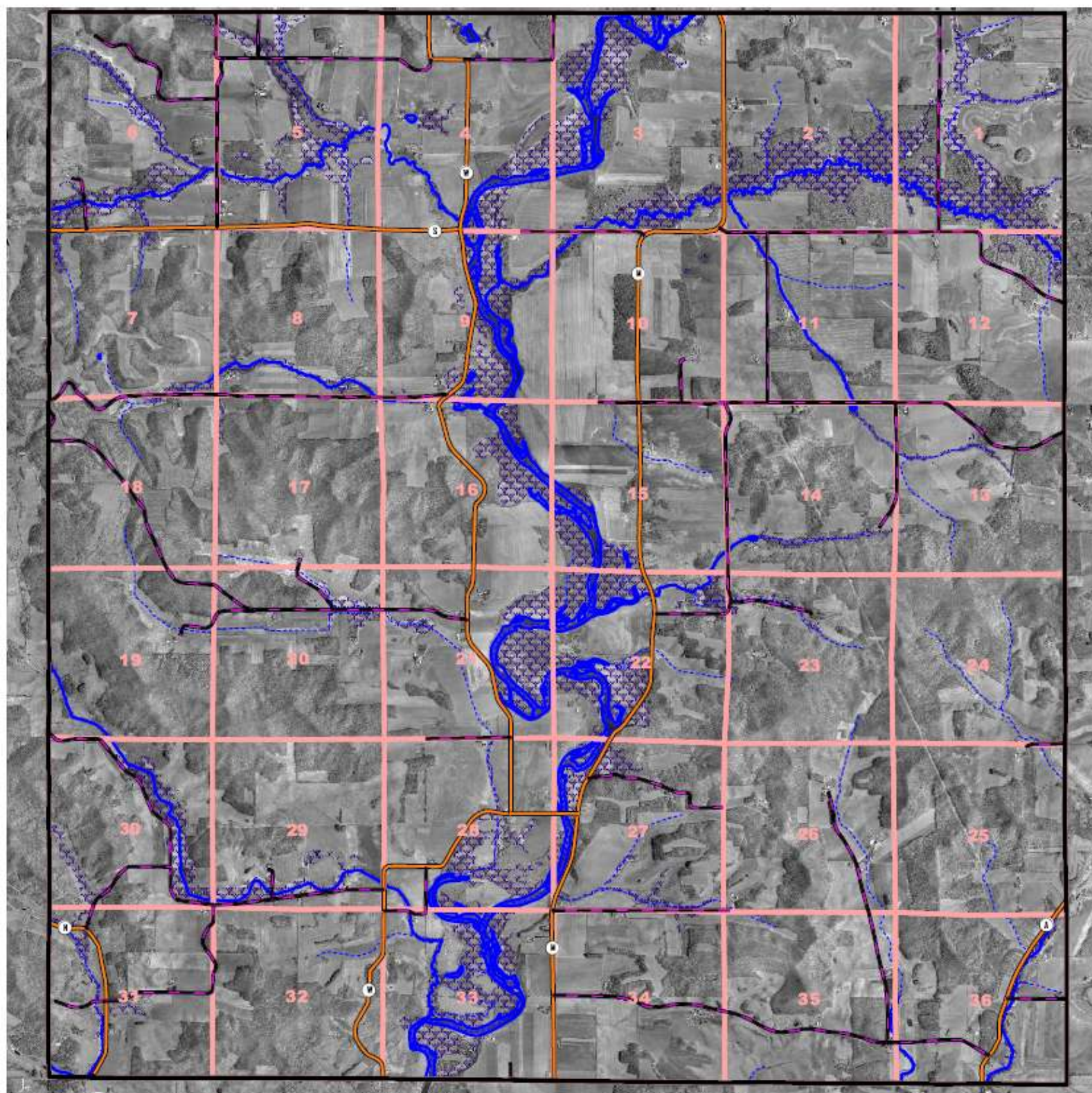
-  Interstate
-  Federal
-  State
-  County
-  Town

 Sections

 Hydrology

2004 Photography

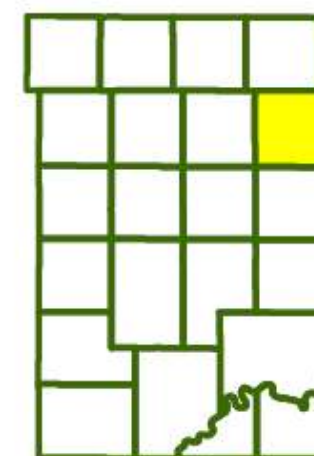
January, 2005



2 0 2 Miles

WETLANDS

Town of Grant
Dunn County, Wisconsin



Hydric Soils

TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town



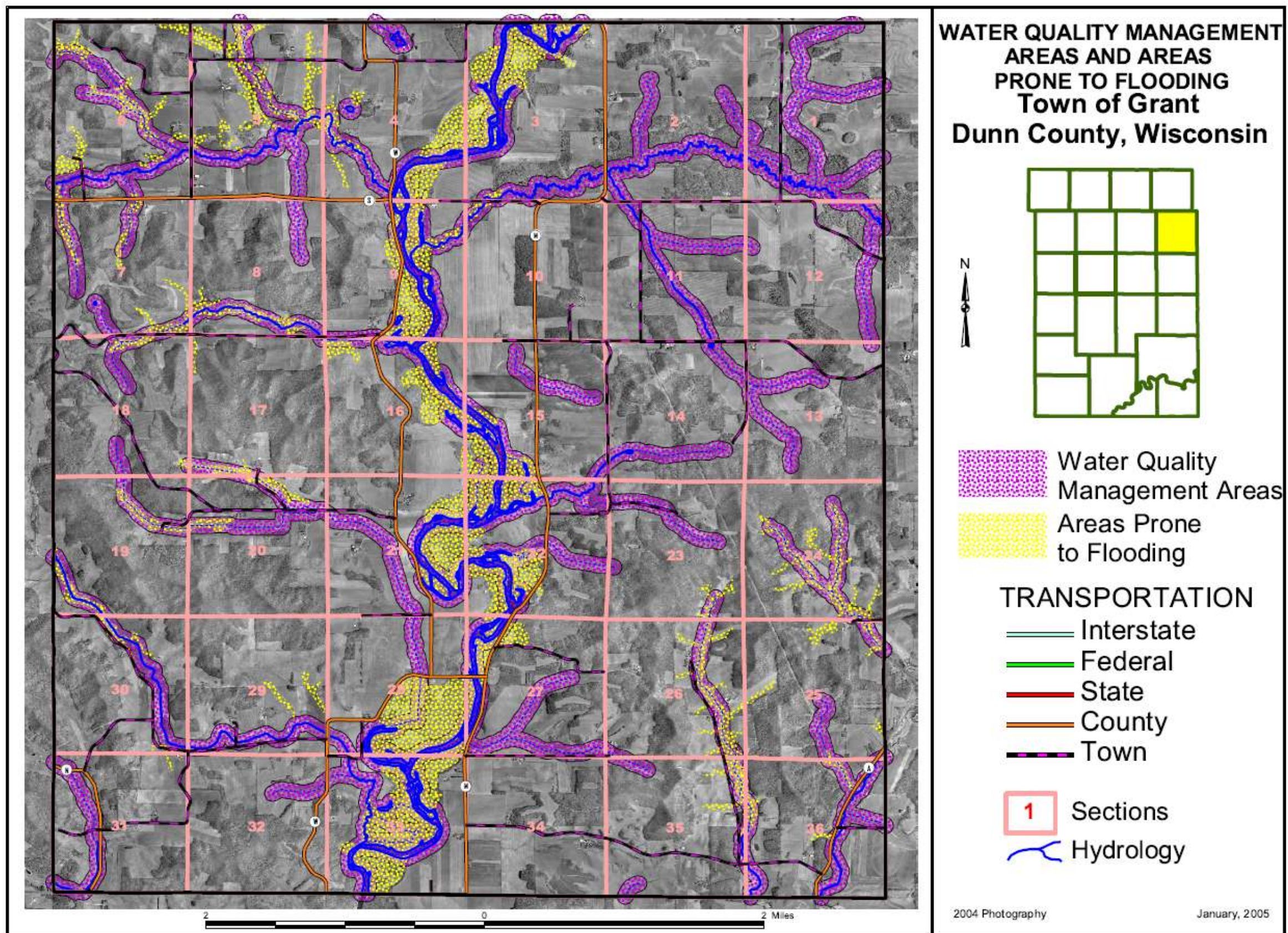
Sections

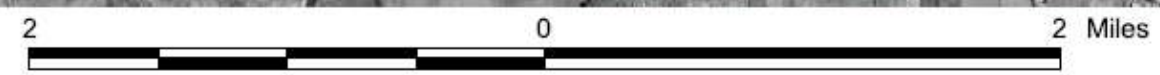
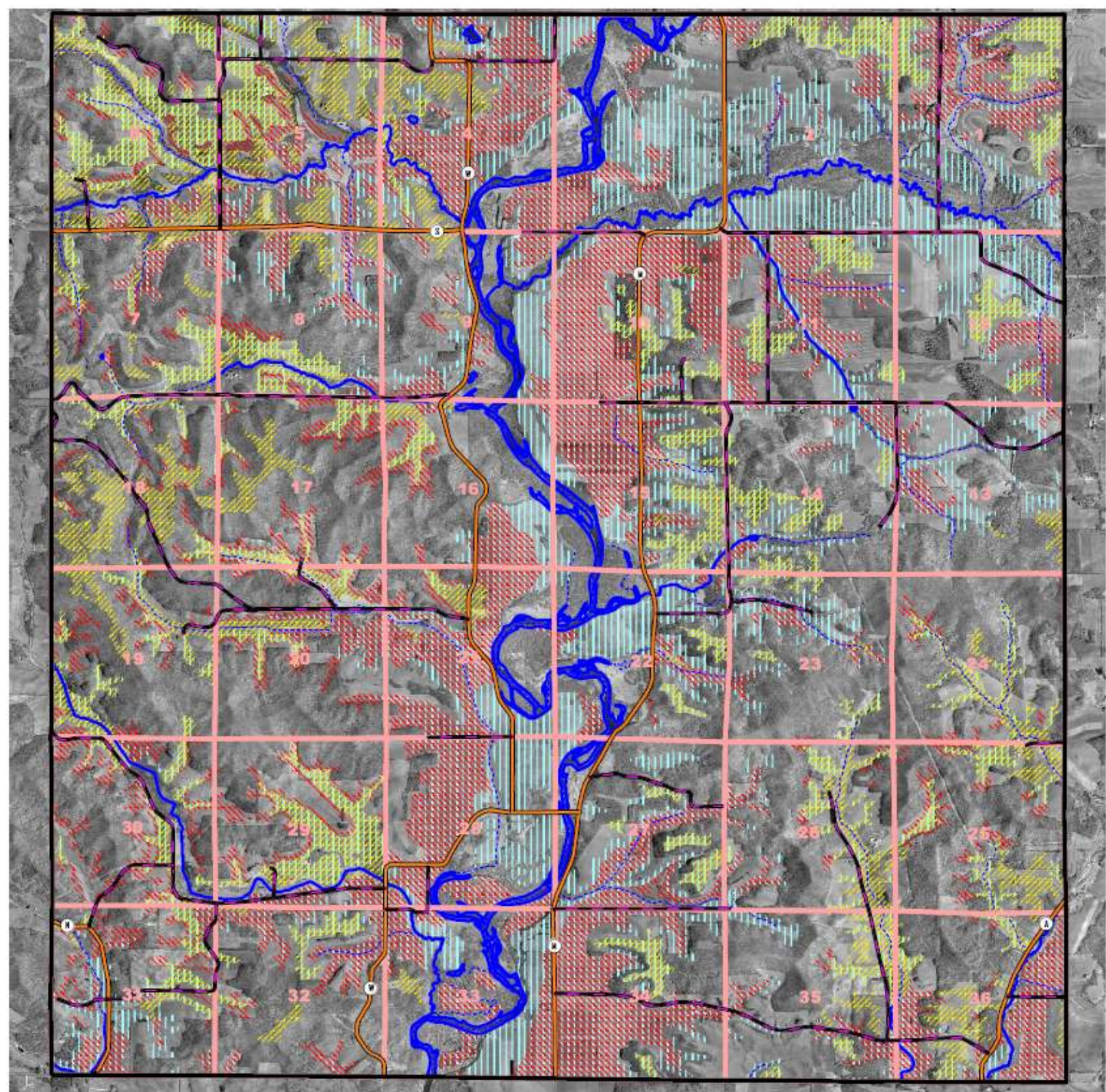


Hydrology

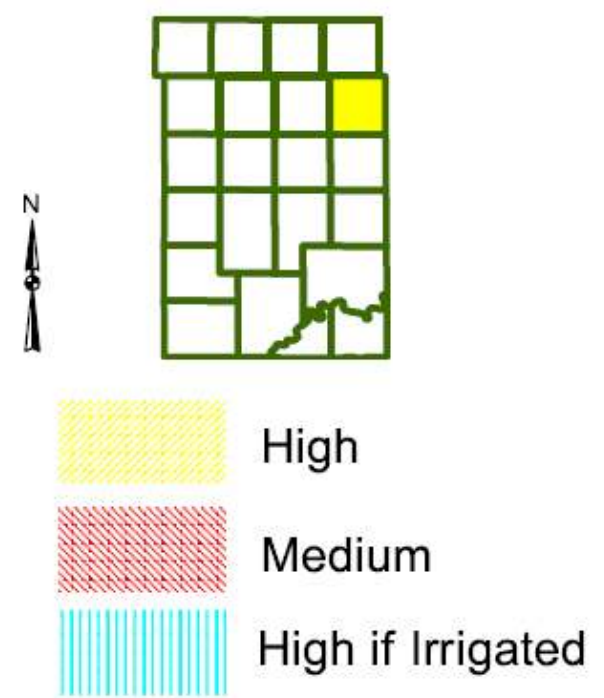
2004 Photography

January, 2005





IMPORTANT SOIL **Town of Grant** **Dunn County, Wisconsin**



TRANSPORTATION

2004 Photography January, 2005

